



Eugene Van Cise <eugene.vancise@lacity.org>

REVISED/FINAL Schedule & Details for BID Day at City Hall (please read carefully)

1 message

Tara Devine <tara@devine-strategies.com>

Wed, Sep 25, 2013 at 2:24 PM

To: Sarah MacPherson Besley <sarah@hollywoodbid.org>, timbyk@yahoo.com, norma@lani.org, exec@chatsworthchamber.com, Jessica Whaley <jwhaley@centralcityeast.org>, Micah Kritzman <micah@websperations.com>, Sara Bilger <sbilger@centurycitybid.com>, malila@silverkingusa.com, Rick Stoff <Stoffr@changelives.org>, knakano@downtownla.com, "cschatz@downtownla.com" <cschatz@downtownla.com>, ykeshishian@ccala.org, lmitchell@downtownla.com, rely@spplussecurity.com, Jeff Zarrinam <jeff@hollywoodhotel.net>, Ariana Gomez <ariana@fashiondistrict.org>, Estela Lopez <elopez@centralcityeast.org>, nicole@hollywoodchamber.net, katie@urbanplaceconsulting.com, Lynn Myers <lmyers@fashiondistrict.org>, Misty Iwatsu <mistyli@aol.com>, Kent Smith <kent@fashiondistrict.org>, George Yu <geoyu28@aol.com>, Steve Gibson <steve@urbanplaceconsulting.com>, Susan <susan@labids.org>, bshock8402@aol.com, Blair Besten <blair@hdblbid.com>, arudisky@aol.com, Mary Paterson <mpaterson@canogaparkcal.com>, ari@hdblbid.com, Lori Moore <lmoore@sanpedrobid.com>, joe@hollywoodbid.org, Kerry Morrison <kerry@hollywoodbid.org>, srobbins@sanpedrobid.com, Laurie Hughes <lhughes@gatewaytola.org>, "rebecca@h-rpr.com" <rebecca@h-rpr.com>, jim@mediadistrict.org, Heather Boylston <heather@h-rpr.com>, Thomas Kneafsey <tom@metropolitanholding.com>, Monica Carlos <monica@lani.org>, Seth Polen <s.spolen@gmail.com>, fwada2k2@yahoo.com, devin@hollywoodbid.org, Marco Li Mandri <newcityamerica@aol.com>, tairainvestment@hotmail.com, info@losfeliz.biz, Joanne Kumamoto <jkumamoto@aol.com>, granadabid@gmail.com, lorena parker <scia@mptp.com>, cesar@agora2000.net, Amanda Irvine <amanda@southpark.la>, Jessica Lall <jessica@southpark.la>, Donald Duckworth <duckworth.donald@gmail.com>, Anne Osman <anneosman2@gmail.com>, lorena@studiocitybid.com, Aaron Aulenta <aaron@urbanplaceconsulting.com>, gary@wilshirecenter.com, Andrew Thomas <Andrew@westwoodvillagedistrict.com>, kadedo <kadedo@earthlink.net>, Wilshire Center <mike@wilshirecenter.com>, info@wilmington-chamber.com, rena@pumaworldhq.com

Cc: Miranda Paster <miranda.paster@lacity.org>, eugene.vancise@lacity.org, Rick Scott <rick.scott@lacity.org>, Paul Racs <paul.racs@lacity.org>, Angela Motta <angela.motta@lacity.org>, Rosemary Hinkson <rosemary.hinkson@lacity.org>

Attached is a revised schedule and slightly revised talking points. The BID Consortium agenda and State of the BIDs report remain the same but are reattached for convenience. **There are many changes/additions to the schedule, so I highly recommend that you review/print this version.**

Overview of changes on attached schedule:

One of tomorrow's meetings has changed location and has been assigned to staff:

Price (9/26, staff only, now at City Hall - mtg w/ councilmember rescheduled to a future date)

We have added four additional meetings since Monday's schedule:

Wesson (9/26, w/ councilmember)

Huizar (9/26, w/ staff only)

LaBonge (9/30, w/ councilmember)

Price (11/1, w/ councilmember)

Sarah is still working on a future meeting with CM O'Farrell. She has the list of those who expressed interest in attending.

There have been many additional RSVPs/changes to attendance since yesterday. These should be reflected. **I am not able to make further changes to the schedule/RVPs, but you may still try to join one if your schedule permits. Please note, however, that if there are any last-minute cancellations, rescheduling or time/location changes, I will contact only those who are listed as confirmed attendees for that meeting.** If I have made an omission, please alert me.

Have a great day tomorrow! Thanks to all who are participating.

Tara

On Mon, Sep 23, 2013 at 4:31 PM, Tara Devine <tara@devine-strategies.com> wrote:

Dear Consortium Members:

For those of you who have confirmed attendance at one or more Council office meetings, please review this email carefully as well as the attachments.

1) If you signed up for a meeting but have not heard anything from me, please read the very end of this email for more info. Some offices have not been scheduled; a few are still in progress and may be added. If I confirm any additional meetings, I will re-circulate a revised schedule later this week.

2) There are four attachments relating to Thursday. **PLEASE PRINT one copy of each in advance and bring them with you:**

a) Agenda for the Consortium meeting at 12 PM.

b) Schedule of confirmed council office meetings.

c) Suggested talking points for council office meetings drafted by several BID EDs. The talking points will help with general BID issues. The balance of the meeting should be a discussion of any BID-specific or Council District-specific issues of interest to you. The primary goal of these meetings is simply to create/maintain/further a good relationship with our elected officials.

d) A copy of the State of the BIDs Report.

3) Parking for City Hall meetings may be arranged by emailing Gloria in the City Clerk's office:

gloria.pinon@lacity.org I would strongly recommend including in your email: a) your name, b) make, model and license # of car and c) the date/time you will be arriving.

4) **If your name is not shown on the attached schedule, and you are interested in meeting with any of the Council offices shown, please let me know ASAP.** The offices have all requested a list of confirmed attendees that I will be furnishing to them on Tuesday.

RE: Council offices not shown on the schedule

FYI, Councilmembers Krekorian (CD2,) Koretz (CD5,) Martinez (CD6) and Englander (CD12) were either unable to meet due to scheduling conflicts and/or did not have BID Consortium members interested/available to meet with them.

CM Huizar (CD14) has recently delegated the meeting to staff; we are in the process of confirming a time and location with Downtown Area Director Sara Hernandez. I will email those who signed up when a time is confirmed.

Attempts to schedule meetings with Council President Wesson (CD10,) Councilmembers Cedillo (CD1,) and O'Farrell (CD13) have been in process for nearly a month and are still under consideration at this time. If they are confirmed, we will revise this schedule and recirculate it.

Warmest regards,

TARA DEVINE

DEVINE STRATEGIES

645 West Ninth Street, #110-293

Los Angeles, CA 90015

310.430.5121

tara@devine-strategies.com

Making it easier for you with STRATEGIC CONSULTING SERVICES

Political - Legislative - Economic Development - Planning & Entitlements - Community Outreach - Business Improvement Districts

4 attachments



BDACH SCHEDULE final.docx
22K



Talking Points final.docx
19K

4/30/2018

City of Los Angeles Mail - REVISED/FINAL Schedule & Details for BID Day at City Hall (please read carefully)



Agenda_Sept 2013.docx

32K



State of the BIDs report.pdf

2809K

LA BID CONSORTIUM: BID DAY AT CITY HALL

MEETING SCHEDULE

If your meeting is at City Hall, please allow *at least* 20 minutes to park and clear security.

If your meeting is at a field office, please allow 15 minutes to park and clear security. Many of the field offices have security as well.

If you are running late, you may wish to try contacting the scheduler or other contact identified above to let them know; in most instances, this is the main # for the office, and someone should be able to assist you. If you are unable to reach anyone, please contact Tara Devine by cell/text: 310-430-5121 and she will try to assist you.

THURSDAY, SEPTEMBER 26, 2013

8:30 AM Current Price CD 9 – mtg assigned to staff (NOTE: Addt'l mtg w/ CM Price set for 11/1 – see last pg.)	LOCATION: CD9 City Hall Office 200 N. Spring St., Room 420 LA, CA 90012 CONTACT: 213-473-7009 Rob Katherman (Planning Director)	CONFIRMED ATTENDEES: Aaron Aulenta/Figueroa Corridor Blair Besten/Historic Downtown Laurie Hughes/Gateway to LA Jessica Lall/South Park Darlene Kuba/LA Fashion/Flower Mkt rep Lynn Myers/LA Fashion District
9:00 AM Felipe Fuentes CD 7	LOCATION: CD7 Field Office 13520 Van Nuys Blvd., Ste. 209 LA, CA 91331 CONTACT: 213-473-7007 Lidia (scheduler)	CONFIRMED ATTENDEES: Tara Devine/Devine Strategies
10:30 AM Jose Huizar CD 14 – mtg assigned to staff	LOCATION: CD14 City Hall Office 200 N. Spring St., Room 465 LA, CA 90012 CONTACT: 213-473-7014 Sara Hernandez (Downtown Area Director)	CONFIRMED ATTENDEES: Joanne Kumamoto/Little Tokyo Jessica Lall/South Park Lynn Myers/LA Fashion District Lauren Reilly Mitchell/Downtown Center Kent Smith/LA Fashion District John Van Den Akker/LA Fashion/Santee Alley owner
2:00 PM Bernard Parks CD 8 – mtg assigned to staff	LOCATION: CD8 City Hall Office 200 N. Spring St., Room 460 LA, CA 90012 CONTACT: 213-473-7008 Vince Flowers (Jobs & Biz Dev Deputy)	CONFIRMED ATTENDEES: Aaron Aulenta/Figueroa Corridor Brenda Shockley/Leimert-Crenshaw

2:30 PM Herb Wesson CD 10 (council president)	<u>LOCATION:</u> CD10 Field Office 1819 S. Western Ave. LA, CA 90006 <u>CONTACT:</u> 213-473-7010 Shawn (scheduler)	<u>CONFIRMED ATTENDEES:</u> Amanda Irvine/South Park Estela Lopez/DT Industrial Gary Russell/Wilshire Center Kent Smith/LA Fashion District
2:30 PM Joe Buscaino CD 15 – mtg assigned to staff	<u>LOCATION:</u> CD15 City Hall Office 200 N. Spring St., Room 410 LA, CA 90012 <u>CONTACT:</u> 213-473-70015 Ana Dragin (Small Biz Liaison)	<u>CONFIRMED ATTENDEES:</u> Lori Moore/San Pedro HW Lynn Myers/LA Fashion District Stephen Robbins/San Pedro HW Rick Stoff/Chrysalis John Van Den Akker/LA Fashion/Santee Alley owner
3:30 PM Bob Blumenfield CD 3	<u>LOCATION:</u> CD3 Field Office 19040 Vanowen St. LA, CA 91335 <u>CONTACT:</u> 213-473-7003 Myriam (scheduler) 818-774-4330 Cesar (planning dir.)	<u>CONFIRMED ATTENDEES:</u> Kathy Delle Donne/Tarzana SW Tara Devine/Devine Strategies Anne Osman/Tarzana SW Mary Paterson/Canoga Park
3:30 PM Mike Bonin CD 11	<u>LOCATION:</u> CD11 City Hall Office 200 N. Spring St., Room 475 LA, CA 90012 <u>CONTACT:</u> 213-473-7011 Daniel (scheduler)	<u>CONFIRMED ATTENDEES:</u> Don Duckworth/Westchester Ellen Endo/Little Tokyo Laurie Hughes/Gateway to LA Darlene Kuba/LA Fashion/Flower Mkt rep Joanne Kumamoto/Little Tokyo Kent Smith/LA Fashion District Rick Stoff/Chrysalis John Van Den Akker/LA Fashion/Santee Alley owner

MEETINGS RESCHEDULED FOR FUTURE DATES
(please see next page)

MONDAY, SEPTEMBER 30, 2013

3:30 PM Tom LaBonge CD 4	<u>LOCATION:</u> CD4 City Hall Office 200 N. Spring St., Room 480 LA, CA 90012 <u>CONTACT:</u> 213-473-2350 Juliette (scheduler)	<u>CONFIRMED ATTENDEES:</u> Heather Boylston/H+RPR (for Larchmont) Tara Devine/Devine Strategies Rebecca Hutchinson/H+RPR (for Larchmont) Sarah MacPherson Beasley/Sunset & Vine Lorena Parker/Studio City Richard White/Los Feliz Jeff Zarrinam/East Hollywood
---------------------------------------	--	--

FRIDAY, NOVEMBER 1, 2013

1:00 PM Curren Price CD 9	<u>LOCATION:</u> CD9 City Hall Office 200 N. Spring St., Room 420 LA, CA 90012 <u>CONTACT:</u> 213-473-7009 Jackie (scheduler)	<u>CONFIRMED ATTENDEES:</u> Aaron Aulenta/Figueroa Corridor Blair Besten/Historic Downtown Tara Devine/Devine Strategies Laurie Hughes/Gateway to LA Jessica Lall/South Park Estela Lopez/DT Industrial Darlene Kuba/LA Fashion/Flower Mkt rep Lynn Myers/LA Fashion District Brenda Shockley/Leimert-Crenshaw Kent Smith/ LA Fashion District
--	---	--

COUNCIL DISTRICT 13 (O'Farrell)

Sarah MacPherson Beasley (Sunset/Vine and Consortium Chair) will continue to work with Councilmember O'Farrell to set a meeting in the near future. Sarah has a list of those who have expressed interest in attending a meeting with him, and will be in touch if a meeting is set.

BID Day at City Hall
Talking Points – DRAFT

(Council members will receive a copy of the State of the BIDs report at each meeting.)

Intro:

Thank you for setting aside time to meet with us today. The city-wide BID Consortium, made up of 39 BIDs throughout the city, have organized meetings with each of the council members this week to help acquaint you with our staff and update you on some of the issues impacting BIDs and your districts.

WE ARE ONLY AS EFFECTIVE AS OUR PARTNERSHIP IS WITH THE CITY.

The Economic Contribution of BIDs:

- BIDs invest \$33M a year in services – primarily maintenance and security -- that directly benefit the properties within their districts.
 - \$11.5M on public safety activities
 - \$8.5M on maintenance, infrastructure and tree trimming
- The public safety functions of the BID are focused on the street and our strong partnership with LAPD has been proven to reduce crime in many of the divisions with BIDs.
- We tackle services that are essential to a healthy business climate that the city is otherwise unable to provide. This is a specific benefit to our property and business stakeholders who feel that a safe and clean neighborhood is a pre-requisite to business success.

The Importance of the BID/City Relationship:

- The effort to form a BID is voluntary and proponents work hard to sell the concept to their neighbors.
- Once a BID is formed there is no guarantee that a district will renew. This creates a strong sense of accountability to the assessment paying stakeholders.
- BIDs rely on their partnership with the City Clerk's Office and City Attorney's Office to help draft and ratify their Management Plans.
- BIDs are natural partners with the city as they provide services that the city could not otherwise pay for – consequently our relationships with council staff, Public Works, LAPD, and other city departments are critical.

Needs:

(These points relate to some of the challenges we face and require the city's support. Please don't feel obligated to review each item with the councilmember, rather those that you feel most comfortable discussing.)

City audit:

- Do not require BIDs to fully recapture all funds needed to staff the BID Management unit. The economic benefits that the city leverages from BID services far exceed the cost for staffing.

Transfer of the Special Assessments Unit to the Economic & Workforce Development Department:

- The Special Assessments Unit oversees the City's 39 existing BIDs; facilitates the establishment of proposed new districts; collects the assessments for the districts and handles oversight of BID Trust Fund No. 659.
- This Unit is headed by a Chief Management Analyst position and populated by experienced and knowledgeable personnel that are critical to the success of the BID program.
- It is imperative that the Council support appropriate and relevant staffing levels (14 in total) of the Special Assessments Unit, to "hit the ground running" in January, 2014.

General v. Special Benefit:

- Due to litigation throughout the state, BIDs must declare some level of general benefit. This will eventually require the city to provide some contribution towards the overall budget of BIDs.

Maintain 50% Threshold:

- The 50% petition threshold ensures that there is significant support for the special assessments that property owners will be obligated to pay.
- Lowering the threshold can cause instability in the community and threaten the long-term sustainability of a BID.

Lavan v. City of LA case:

- Prevent the further application of conditions from the *Lavan* settlement beyond the boundaries of Skid Row.

BID Formation & Renewal:

- Support the efficient review of Management District Plans and contracts.

Sidewalk repairs and liability:

- Utilize BIDs as a potential partner for sidewalk repairs, while helping to limit ongoing liability for those organizations that adhere to city specifications for repair.



The Consortium collectively represents the current 38 Business Improvement Districts (BIDs) of Los Angeles that exist throughout the city.

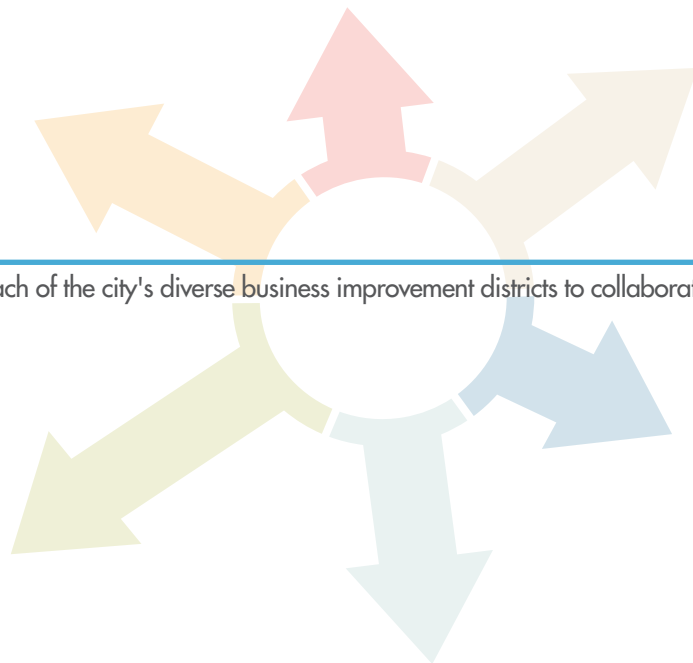
Meeting
Sept. 26, 2013
12 – 1:30 p.m.
4th Floor Media Room, City Hall
200 N. Spring St.
(Hosted by the Hollywood Entertainment District)

AGENDA

- I. Call to order/ Introductions
- II. Meeting notes from July 25, 2013 meeting
- III. Presentations/Announcements:
 - A. BID Day at City Hall – *Tara Devine, Devine Strategies*
 - B. VA's Ending Veteran Homeless Initiative – *Brooke Marshal Reingold, Reingold Inc.*
 - C. CDA/IDA Conferences
- IV. Legislative/Legal updates:
 - A. Update on transition of BID Management to EWDD – *Paster*
 - B. Status of city audit recommendations – *Paster*
 - C. Statewide task force addressing general v. special benefits – *Morrison*
- V. Committee Reports:
 - A. Government Outreach – *Hughes*
 - B. Public Works Working Group – *Meyers & Stoff*
 - 1. City sponsored trash liners
- VI. Report from city departments/commissions
 - A. City Clerk's Office – *Miranda Paster*
 - B. Board of Public Works
 - 1. Introduction to Commissioner Rodriguez
 - C. Mayor's Office – *Angela Motta*
- VII. Administrative
 - A. Venue roster
 - B. Chair for 2014
- VIII. Adjourn
 - Next regular meeting: Halloween (10/31) at noon, Historic Downtown BID (Presentation on city wayfinding program)

THE Los Angeles BID Consortium

Los Angeles BID Consortium provides a forum for the leaders of each of the city's diverse business improvement districts to collaborate and exchange information, ideas and resources.



Key findings from Los Angeles BID Consortium Survey



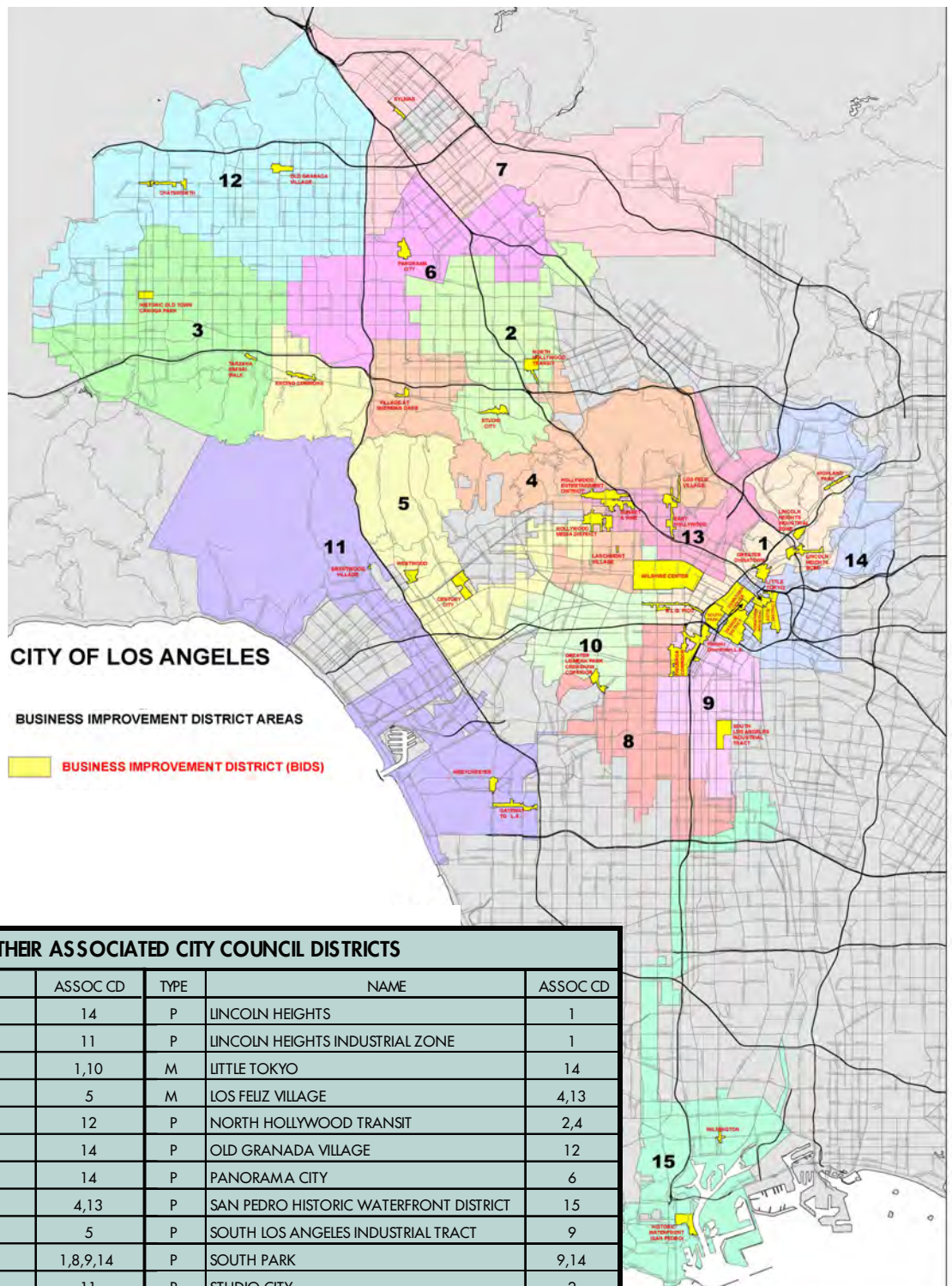
The following are the findings from the 2012 Los Angeles Business Improvement District (BID) Consortium Survey. Please note these results are comprised from 29 of the city's 39 BIDs. Numbers are based on fiscal year 2011.

Acknowledgements:

The Los Angeles BID Consortium would like to thank each of the different BIDs that filled out our survey and contributed images for this report. We would like to give a special thanks to City of Los Angeles City Clerk's Office for providing key facts and figures.

Prepared by:
Ground UP Ventures and AK Design Consulting

Where are BIDs located in the city?



THE Los Angeles
BID Consortium

BIDS AND THEIR ASSOCIATED CITY COUNCIL DISTRICTS

TYPE	NAME	ASSOC CD	TYPE	NAME	ASSOC CD
P	ARTS DISTRICT	14	P	LINCOLN HEIGHTS	1
P	BRENTWOOD VILLAGE	11	P	LINCOLN HEIGHTS INDUSTRIAL ZONE	1
P	BYZANTINE-LATINO QUARTER PICO BLVD.	1,10	M	LITTLE TOKYO	14
P	CENTURY CITY	5	M	LOS FELIZ VILLAGE	4,13
M	CHATSWORTH	12	P	NORTH HOLLYWOOD TRANSIT	2,4
P	DOWNTOWN CENTER	14	P	OLD GRANADA VILLAGE	12
P	DOWNTOWN INDUSTRIAL	14	P	PANORAMA CITY	6
P	EAST HOLLYWOOD	4,13	P	SAN PEDRO HISTORIC WATERFRONT DISTRICT	15
P	ENCINO COMMONS	5	P	SOUTH LOS ANGELES INDUSTRIAL TRACT	9
P	FIGUEROA CORRIDOR	1,8,9,14	P	SOUTH PARK	9,14
P	GATEWAY TO LA	11	P	STUDIO CITY	2
P	GREATER CHINATOWN	1,14	P	SUNSET AND VINE	13
P	HIGHLAND PARK	1,14	P	SYLMAR	7
P	HISTORIC DOWNTOWN	14	P	TARZANA SAFARI WALK	3
P	HISTORIC OLD TOWN CANOGA PARK	3	P	VILLAGE AT SHERMAN OAKS	4
P	HOLLYWOOD ENTERTAINMENT DISTRICT	4,13	P	WESTCHESTER TOWN CENTER	11
P	HOLLYWOOD MEDIA DISTRICT	4,5,13	P	WESTWOOD	5
P	LA FASHION DISTRICT	14	M	WILMINGTON COMMERCIAL	15
P	LARCHMONT VILLAGE	4	MP	WILSHIRE CENTER	1,4,10,13
P	LEIMERT PARK VILLAGE/CRENSHAW CORRIDOR	8,10			

What is the size of a typical BID?

2 BLOCKS

35 BLOCKS

115 BLOCKS

Smallest BID

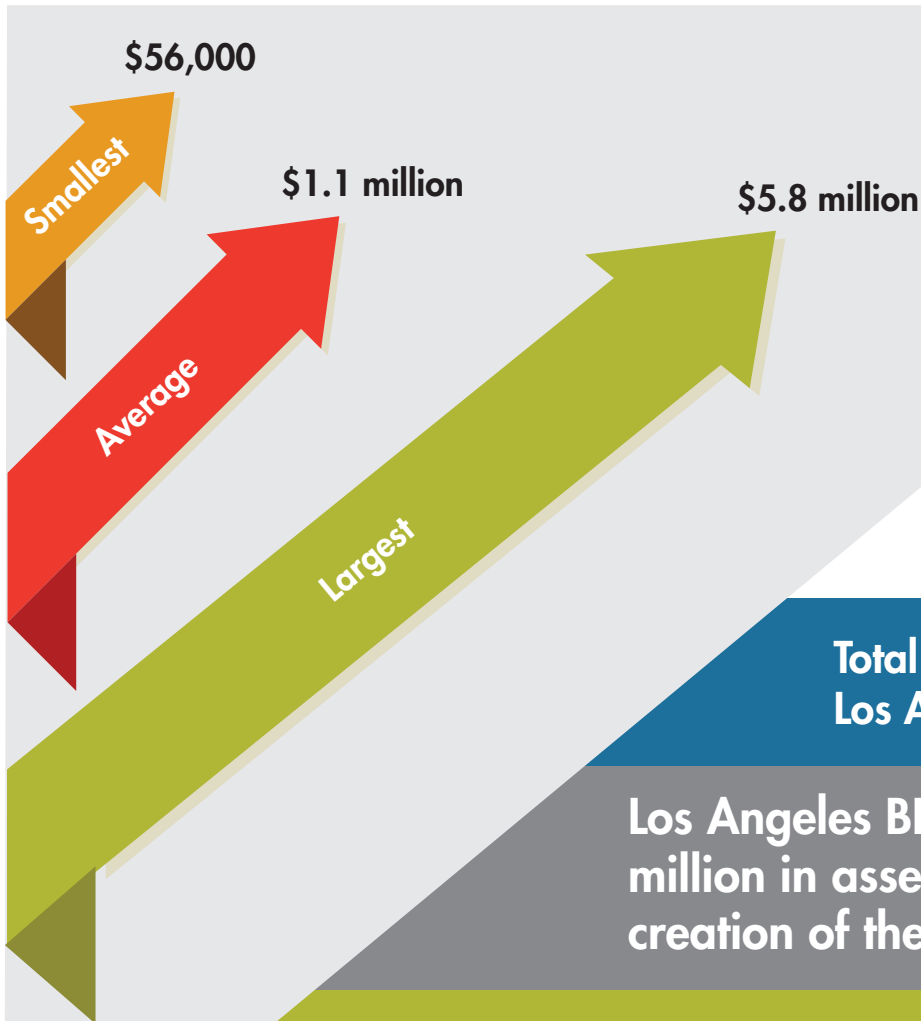
Average BID

Largest BID

2012 BIDs

Arts District
Brentwood Village
Byzantine-Latino Quarter Pico Blvd
Century City
Chatsworth
Downtown Center
Downtown Industrial
East Hollywood
Encino Commons
Figueroa Corridor
Gateway to LA
Greater Chinatown
Highland Park
Historic Downtown
Historic Old Town Canoga Park
Hollywood Entertainment District
Hollywood Media District
LA Fashion District
Larchmont Village
Leimert Park Village/Crenshaw Corridor
Lincoln Heights
Lincoln Heights Industrial Park
Little Tokyo
Los Feliz Village
North Hollywood Transit
Old Granada Village
Panorama City
San Pedro Historic Waterfront District
South Los Angeles Industrial Tract
South Park
Studio City
Sunset & Vine
Sylmar
Tarzana Safari Walk
Village at Sherman Oaks
Westchester Town Center
Westwood
Wilmington Commercial
Wilshire Center

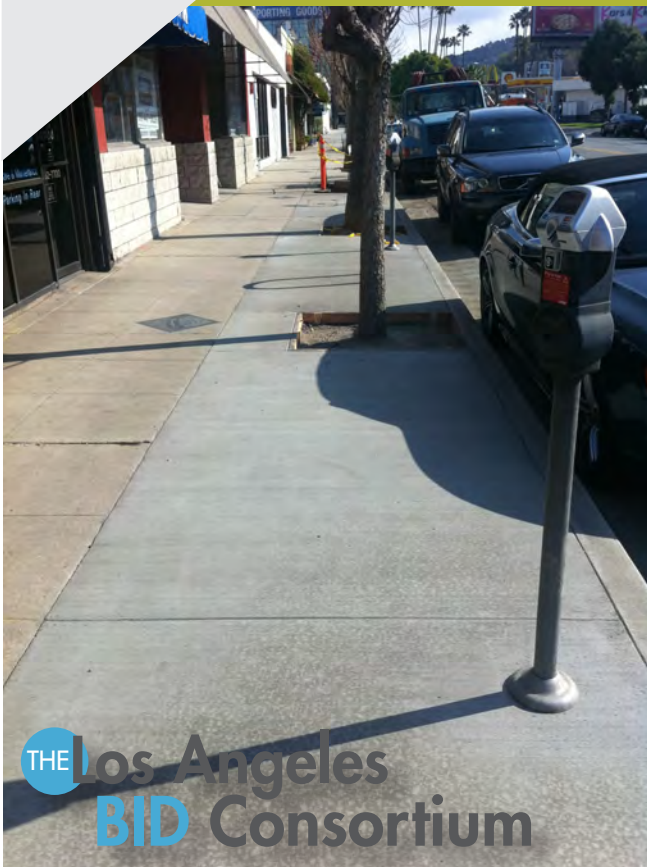
What is the typical budget of a BID?



Total assessments paid by BIDs in Los Angeles is \$33 million.

Los Angeles BIDs have paid over \$336 million in assessments since the creation of the first BID. (Office of LA City Clerk)

The number of BIDs is growing rapidly in the United States, from about 400 in 1999 to approximately 1,000 in 2010. BIDs have also been created in recent years in several jurisdictions in United Kingdom and South Africa, Canada and Germany.



How much do BIDs contribute toward public safety efforts?

BIDs have contributed a total of \$11.5 million a year toward public safety activities in their districts.



BID security activities that directly benefit the parcel owners

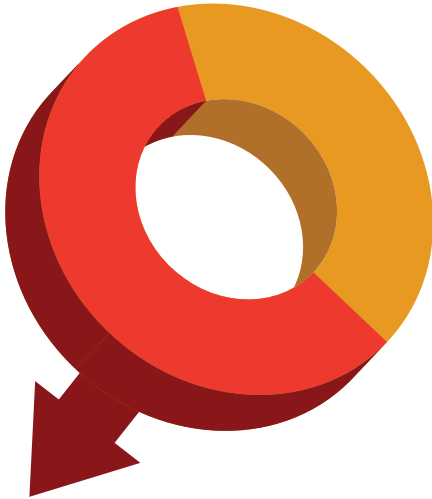
in their district include:

- Homeless outreach
- Ambassador services to guide pedestrians and tourists
- Contributions to video surveillance capabilities
- Addressing and deterring crimes
- Policy with LAPD on community policing objectives



How much do BID's contribute toward street and sidewalk cleaning?

The average BID allocates 61% of its yearly budget towards Clean & Safe Services.



BIDs spend \$8.5 million a year toward street enhancement efforts that include:

- Sidewalk cleaning
- Trash removal
- Street and curb cleaning
- Tree trimming and graffiti removal



How many trash bags are collected by BIDs on a yearly basis?

**744,000 trash bags or approximately
9,000 tons were collected by BIDs in 2011**



Smallest BID collects 1,200 bags



Average BID collects 25,700 bags



Largest BID collects
179,000 bags

How many trees on a public right of way are trimmed by BIDs?

Largest BID trims 700 trees



Approximately 4,300 street trees are trimmed by BIDs
Increasing visibility of businesses and streets

Average BID trims 110 trees



BIDs actively increase civic engagement in their districts by establishing:



Leadership opportunities for businesses and parcel owners



Homeless Outreach and Counts

There are over 300 boardmembers across Los Angeles involved in the leadership of their districts.



Farmers Market, Historic Downtown LA BID



Community Festival, Historic Waterfront District BID

Summary of Findings

- ✓ Number of BIDs in LA: 39
- ✓ Los Angeles BID assess over \$33M a year for special benefits within their districts.
- ✓ Los Angeles BID paid over \$336M since the creation of the first BID.
- ✓ BIDs contribute \$11.5M a year toward public safety efforts.
- ✓ BIDs contribute \$8.5M a year toward street and sidewalk enhancement efforts.
- ✓ 61% of a BID's budget is allocated toward Clean & Safe programs.
- ✓ BIDs collect 9,000 tons of trash a year.
- ✓ BIDs trim approximately 4,300 street trees on the public rights of ways.



Skid Row Walk, LA Downtown Industrial District BID

Day of the Dead Festival, Historic Waterfront District BID





Eugene Van Cise <eugene.vancise@lacity.org>

Schedule & Details for BID Day at City Hall (please read carefully)

1 message

Tara Devine <tara@devine-strategies.com>

Mon, Sep 23, 2013 at 4:31 PM

To: Sarah MacPherson Besley <sarah@hollywoodbid.org>, timbyk@yahoo.com, norma@lani.org, exec@chatsworthchamber.com, Jessica Whaley <jwhaley@centralcityeast.org>, Micah Kritzman <micah@websperations.com>, Sara Bilger <sbilger@centurycitybid.com>, malila@silverkingusa.com, Rick Stoff <Stoffr@changelives.org>, knakano@downtownla.com, "cschatz@downtownla.com" <cschatz@downtownla.com>, ykeshishian@ccala.org, lmitchell@downtownla.com, rely@spplussecurity.com, jeff@hollywoodhotel.net, Ariana Gomez <ariana@fashiondistrict.org>, Estela Lopez <elopez@centralcityeast.org>, nicole@hollywoodchamber.net, katie@urbanplaceconsulting.com, Lynn Myers <lmyers@fashiondistrict.org>, mistyli@aol.com, Kent Smith <kent@fashiondistrict.org>, George Yu <geoyu28@aol.com>, Steve Gibson <steve@urbanplaceconsulting.com>, Susan <susan@labids.org>, bshock8402@aol.com, Blair Besten <blair@hdlabid.com>, arudisky@aol.com, Mary Paterson <mpaterson@canogaparkcal.com>, ari@hdlabid.com, Lori Moore <lmoore@sanpedrobid.com>, joe@hollywoodbid.org, Kerry Morrison <kerry@hollywoodbid.org>, srobbins@sanpedrobid.com, Laurie Hughes <lhughes@gatewaytola.org>, "rebecca@h-rpr.com" <rebecca@h-rpr.com>, jim@mediadistrict.org, Heather Boylston <heather@h-rpr.com>, Thomas Kneafsey <tom@metropolitanholding.com>, Monica Carlos <monica@lani.org>, Seth Polen <s.spolen@gmail.com>, fwada2k2@yahoo.com, devin@hollywoodbid.org, Marco Li Mandri <newcityamerica@aol.com>, tairainvestment@hotmail.com, info@losfeliz.biz, Joanne Kumamoto <jkumamoto@aol.com>, granadabid@gmail.com, lorena parker <scia@mptp.com>, cesar@agora2000.net, Amanda Irvine <amanda@southpark.la>, Jessica Lall <jessica@southpark.la>, Donald Duckworth <duckworth.donald@gmail.com>, Anne Osman <anneosman2@gmail.com>, lorena@studiocitybid.com, Aaron Aulenta <aaron@urbanplaceconsulting.com>, gary@wilshirecenter.com, Andrew Thomas <Andrew@westwoodvillagedistrict.com>, kadedo <kadedo@earthlink.net>, Wilshire Center <mike@wilshirecenter.com>, info@wilmington-chamber.com, rena@pumaworldhq.com

Cc: Miranda Paster <miranda.paster@lacity.org>, eugene.vancise@lacity.org, Rick Scott <rick.scott@lacity.org>, Paul Racs <paul.racs@lacity.org>, Angela Motta <angela.motta@lacity.org>, Rosemary Hinkson <rosemary.hinkson@lacity.org>

Dear Consortium Members:

For those of you who have confirmed attendance at one or more Council office meetings, please review this email carefully as well as the attachments.

- 1) If you signed up for a meeting but have not heard anything from me, please read the very end of this email for more info. Some offices have not been scheduled; a few are still in progress and may be added. If I confirm any additional meetings, I will re-circulate a revised schedule later this week.
- 2) There are four attachments relating to Thursday. **PLEASE PRINT one copy of each in advance and bring them with you:**
 - a) Agenda for the Consortium meeting at 12 PM.
 - b) Schedule of confirmed council office meetings.
 - c) Suggested talking points for council office meetings drafted by several BID EDs. The talking points will help with general BID issues. The balance of the meeting should be a discussion of any BID-specific or Council District-specific issues of interest to you. The primary goal of these meetings is simply to create/maintain/further a good relationship with our elected officials.
 - d) A copy of the State of the BIDs Report.
- 3) Parking for City Hall meetings may be arranged by emailing Gloria in the City Clerk's office: gloria.pinon@lacity.org I would strongly recommend including in your email: a) your name, b) make, model and license # of car and c) the date/time you will be arriving.
- 4) **If your name is not shown on the attached schedule, and you are interested in meeting with any of the Council offices shown, please let me know ASAP.** The offices have all requested a list of confirmed attendees that I will be furnishing to them on Tuesday.

RE: Council offices not shown on the schedule

FYI, Councilmembers Krekorian (CD2,) Koretz (CD5,) Martinez (CD6) and Englander (CD12) were either unable to meet due to scheduling conflicts and/or did not have BID Consortium members interested/available to meet with them.

CM Huizar (CD14) has recently delegated the meeting to staff; we are in the process of confirming a time and location with Downtown Area Director Sara Hernandez. I will email those who signed up when a time is confirmed.

Attempts to schedule meetings with Council President Wesson (CD10,) Councilmembers Cedillo (CD1,) and O'Farrell (CD13) have been in process for nearly a month and are still under consideration at this time. If they are confirmed, we will revise this schedule and recirculate it.

Warmest regards,

TARA DEVINE
DEVINE STRATEGIES
645 West Ninth Street, #110-293
Los Angeles, CA 90015
[310.430.5121](tel:310.430.5121)
tara@devine-strategies.com

Making it easier for you with STRATEGIC CONSULTING SERVICES

Political - Legislative - Economic Development - Planning & Entitlements - Community Outreach - Business Improvement Districts

4 attachments

Agenda_Sept 2013.docx
32K



BDACH SCHEDULE.docx
22K



Talking Points.docx
18K



State of the BIDs report.pdf
2809K



The Consortium collectively represents the current 38 Business Improvement Districts (BIDs) of Los Angeles that exist throughout the city.

Meeting
Sept. 26, 2013
12 – 1:30 p.m.
4th Floor Media Room, City Hall
200 N. Spring St.
(Hosted by the Hollywood Entertainment District)

AGENDA

- I. Call to order/ Introductions
- II. Meeting notes from July 25, 2013 meeting
- III. Presentations/Announcements:
 - A. BID Day at City Hall – *Tara Devine, Devine Strategies*
 - B. VA's Ending Veteran Homeless Initiative – *Brooke Marshal Reingold, Reingold Inc.*
 - C. CDA/IDA Conferences
- IV. Legislative/Legal updates:
 - A. Update on transition of BID Management to EWDD – *Paster*
 - B. Status of city audit recommendations – *Paster*
 - C. Statewide task force addressing general v. special benefits – *Morrison*
- V. Committee Reports:
 - A. Government Outreach – *Hughes*
 - B. Public Works Working Group – *Meyers & Stoff*
 - 1. City sponsored trash liners
- VI. Report from city departments/commissions
 - A. City Clerk's Office – *Miranda Paster*
 - B. Board of Public Works
 - 1. Introduction to Commissioner Rodriguez
 - C. Mayor's Office – *Angela Motta*
- VII. Administrative
 - A. Venue roster
 - B. Chair for 2014
- VIII. Adjourn
 - Next regular meeting: Halloween (10/31) at noon, Historic Downtown BID (Presentation on city wayfinding program)

LA BID CONSORTIUM: BID DAY AT CITY HALL

MEETING SCHEDULE

THURSDAY, SEPTEMBER 26, 2013

8:30 AM Curren Price CD 9	<u>LOCATION:</u> CD9 Field Office 4301 S. Central Ave. LA, CA 90011 <u>CONTACT:</u> 213-473-7009 Jackie (scheduler)	<u>CONFIRMED ATTENDEES:</u> Laurie Hughes/Gateway to LA Jessica Lall/South Park Lynn Myers/LA Fashion District Brenda Shockley/Leimert-Crenshaw
9:00 AM Felipe Fuentes CD 7	<u>LOCATION:</u> CD7 Field Office 13520 Van Nuys Blvd., Ste. 209 LA, CA 91331 <u>CONTACT:</u> 213-473-7007 Lidia (scheduler)	<u>CONFIRMED ATTENDEES:</u> Tara Devine/Devine Strategies
Being rescheduled for a later date Tom LaBonge CD 4	<u>LOCATION:</u> TBD <u>CONTACT:</u> 213-473-2350 Juliette (scheduler)	<u>CONFIRMED ATTENDEES (original date):</u> Heather Boylston/H+RPR (for Larchmont) Rebecca Hutchinson/H+RPR (for Larchmont) Sarah MacPherson Beasley/Sunset & Vine Kerry Morrison/Hollywood Entertainment Lorena Parker/Studio City
2:00 PM Bernard Parks CD 8 – mtg assigned to staff	<u>LOCATION:</u> CD8 City Hall Office 200 N. Spring St., Room 460 LA, CA 90012 <u>CONTACT:</u> 213-473-7008 Vince Flowers (Jobs & Biz Dev Deputy)	<u>CONFIRMED ATTENDEES:</u> Brenda Shockley/Leimert-Crenshaw

NOTES:

If your meeting is at City Hall, please allow *at least* 20 minutes to park and clear security.

If your meeting is at a field office, please allow 15 minutes to park and clear security. Many of the field offices have security as well.

If you are running late, please try contacting the scheduler or other contact identified above to let them know; in most instances, this is the main # for the office, and someone should be able to assist you. If you are unable to reach anyone, please contact Tara Devine by cell/text: 310-430-5121 and she will try to assist you.

2:30 PM Joe Buscaino CD 15 – mtg assigned to staff	<u>LOCATION:</u> CD15 City Hall Office 200 N. Spring St., Room 435 LA, CA 90012 <u>CONTACT:</u> 213-473-70015 Ana Dragin (Small Biz Liaison)	<u>CONFIRMED ATTENDEES:</u> Lori Moore/San Pedro HW Lynn Myers/LA Fashion District Stephen Robbins/San Pedro HW Rick Stoff/Chrysalis
3:30 PM Bob Blumenfield CD 3	<u>LOCATION:</u> CD3 Field Office 19040 Van Owen St. LA, CA 91335 <u>CONTACT:</u> 213-473-7003 Myriam (scheduler) 818-774-4330 Cesar (planning dir.)	<u>CONFIRMED ATTENDEES:</u> Kathy Delle Donne/Tarzana Mary Paterson/Canoga Park
3:30 PM Mike Bonin CD 11	<u>LOCATION:</u> CD11 City Hall Office 200 N. Spring St., Room 475 LA, CA 90012 <u>CONTACT:</u> 213-473-7011 Daniel (scheduler)	<u>CONFIRMED ATTENDEES:</u> Don Duckworth/Westchester Ellen Endo/Little Tokyo Laurie Hughes/Gateway to LA Joanne Kumamoto/Little Tokyo Lynn Myers/LA Fashion District Rick Stoff/Chrysalis

NOTES:

If your meeting is at City Hall, please allow *at least* 20 minutes to park and clear security.

If your meeting is at a field office, please allow 15 minutes to park and clear security. Many of the field offices have security as well.

If you are running late, please try contacting the scheduler or other contact identified above to let them know; in most instances, this is the main # for the office, and someone should be able to assist you. If you are unable to reach anyone, please contact Tara Devine by cell/text: 310-430-5121 and she will try to assist you.

BID Day at City Hall
Talking Points – DRAFT

(Council members will receive a copy of the State of the BIDs report at each meeting.)

Intro:

Thank you for setting aside time to meet with us today. The city-wide BID Consortium, made up of 39 BIDs throughout the city, have organized meetings with each of the council members this week to help acquaint you with our staff and update you on some of the issues impacting BIDs and your districts.

WE ARE ONLY AS EFFECTIVE AS OUR PARTNERSHIP IS WITH THE CITY.

The Economic Contribution of BIDs:

- BIDs invest \$33M a year in services – primarily maintenance and security -- that directly benefit the properties within their districts.
 - \$11.5M on public safety activities
 - \$8.5M on maintenance, infrastructure and tree trimming
- The public safety functions of the BID are focused on the street and our strong partnership with LAPD has been proven to reduce crime in many of the divisions with BIDs.
- We tackle services that are essential to a healthy business climate that the city is otherwise unable to provide. This is a specific benefit to our property and business stakeholders who feel that a safe and clean neighborhood is a pre-requisite to business success.

The Importance of the BID/City Relationship:

- The effort to form a BID is voluntary and proponents work hard to sell the concept to their neighbors.
- Once a BID is formed there is no guarantee that a district will renew. This creates a strong sense of accountability to the assessment paying stakeholders.
- BIDs rely on their partnership with the City Clerk's Office and City Attorney's Office to help draft and ratify their Management Plans.
- BIDs are natural partners with the city as they provide services that the city could not otherwise pay for – consequently our relationships with council staff, Public Works, LAPD, and other city departments are critical.

Needs:

(These points relate to some of the challenges we face and require the city's support. Please don't feel obligated to review each item with the councilmember, rather those that you feel most comfortable discussing.)

City audit:

- Do not require BIDs to fully recapture all funds needed to staff the BID Management unit. The economic benefits that the city leverages from BID services far exceed the cost for staffing.

Transfer of the Special Assessments Unit to the Economic & Workforce Development Department:

- The Special Assessments Unit oversees the City's 39 existing BIDs; facilitates the establishment of proposed new districts; collects the assessments for the districts and handles oversight of BID Trust Fund No. 659.
- This Unit is headed by a Chief Management Analyst position and populated by experienced and knowledgeable personnel that are critical to the success of the BID program.
- It is imperative that the Council support appropriate and relevant staffing levels (14 in total) of the Special Assessments Unit, to "hit the ground running" in January, 2014.

General v. Special Benefit:

- Due to litigation throughout the state, BIDs must declare some level of general benefit. This will eventually require the city to provide some contribution towards the overall budget of BIDs.

***Lavan v. City of LA* case:**

- Prevent the further application of conditions from the *Lavan* settlement beyond the boundaries of Skid Row.

BID Formation & Renewal:

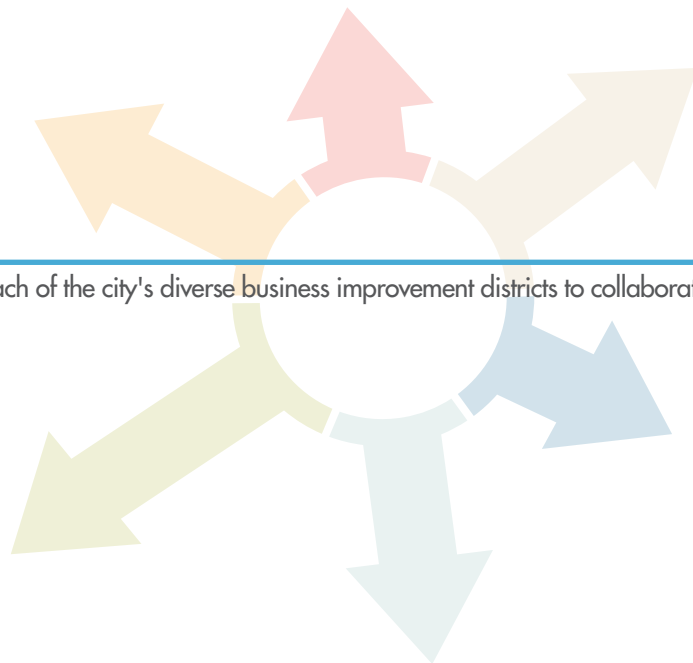
- Support the efficient review of Management District Plans and contracts.

Sidewalk repairs and liability:

- Utilize BIDs as a potential partner for sidewalk repairs, while helping to limit ongoing liability for those organizations that adhere to city specifications for repair.

THE Los Angeles BID Consortium

Los Angeles BID Consortium provides a forum for the leaders of each of the city's diverse business improvement districts to collaborate and exchange information, ideas and resources.



Key findings from Los Angeles BID Consortium Survey



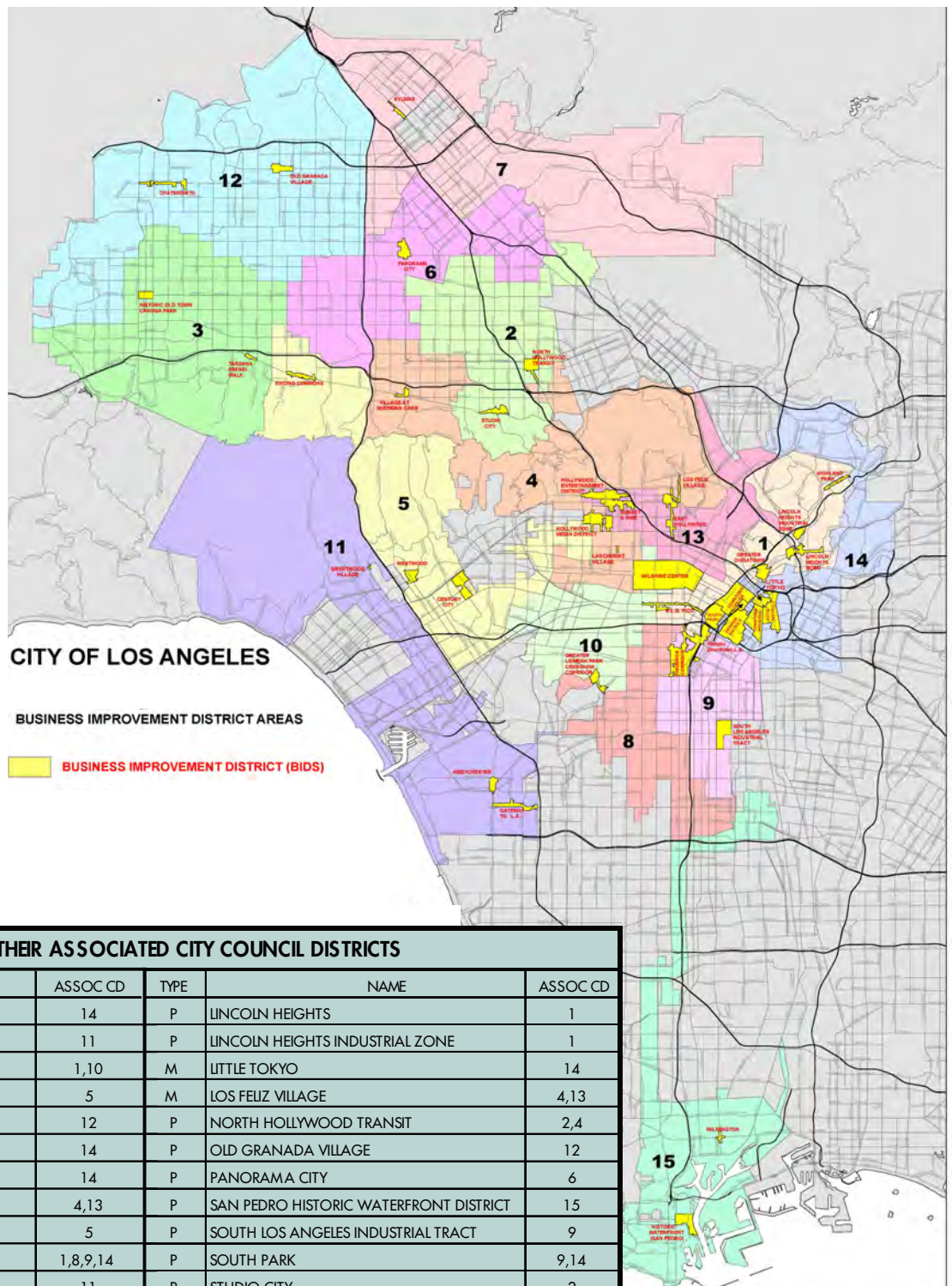
The following are the findings from the 2012 Los Angeles Business Improvement District (BID) Consortium Survey. Please note these results are comprised from 29 of the city's 39 BIDs. Numbers are based on fiscal year 2011.

Acknowledgements:

The Los Angeles BID Consortium would like to thank each of the different BIDs that filled out our survey and contributed images for this report. We would like to give a special thanks to City of Los Angeles City Clerk's Office for providing key facts and figures.

Prepared by:
Ground UP Ventures and AK Design Consulting

Where are BIDs located in the city?



**THE Los Angeles
BID Consortium**

BIDS AND THEIR ASSOCIATED CITY COUNCIL DISTRICTS

TYPE	NAME	ASSOC CD	TYPE	NAME	ASSOC CD
P	ARTS DISTRICT	14	P	LINCOLN HEIGHTS	1
P	BRENTWOOD VILLAGE	11	P	LINCOLN HEIGHTS INDUSTRIAL ZONE	1
P	BYZANTINE-LATINO QUARTER PICO BLVD.	1,10	M	LITTLE TOKYO	14
P	CENTURY CITY	5	M	LOS FELIZ VILLAGE	4,13
M	CHATSWORTH	12	P	NORTH HOLLYWOOD TRANSIT	2,4
P	DOWNTOWN CENTER	14	P	OLD GRANADA VILLAGE	12
P	DOWNTOWN INDUSTRIAL	14	P	PANORAMA CITY	6
P	EAST HOLLYWOOD	4,13	P	SAN PEDRO HISTORIC WATERFRONT DISTRICT	15
P	ENCINO COMMONS	5	P	SOUTH LOS ANGELES INDUSTRIAL TRACT	9
P	FIGUEROA CORRIDOR	1,8,9,14	P	SOUTH PARK	9,14
P	GATEWAY TO LA	11	P	STUDIO CITY	2
P	GREATER CHINATOWN	1,14	P	SUNSET AND VINE	13
P	HIGHLAND PARK	1,14	P	SYLMAR	7
P	HISTORIC DOWNTOWN	14	P	TARZANA SAFARI WALK	3
P	HISTORIC OLD TOWN CANOGA PARK	3	P	VILLAGE AT SHERMAN OAKS	4
P	HOLLYWOOD ENTERTAINMENT DISTRICT	4,13	P	WESTCHESTER TOWN CENTER	11
P	HOLLYWOOD MEDIA DISTRICT	4,5,13	P	WESTWOOD	5
P	LA FASHION DISTRICT	14	M	WILMINGTON COMMERCIAL	15
P	LARCHMONT VILLAGE	4	MP	WILSHIRE CENTER	1,4,10,13
P	LEIMERT PARK VILLAGE/CRENSHAW CORRIDOR	8,10			

What is the size of a typical BID?

2 BLOCKS

35 BLOCKS

115 BLOCKS

Smallest BID

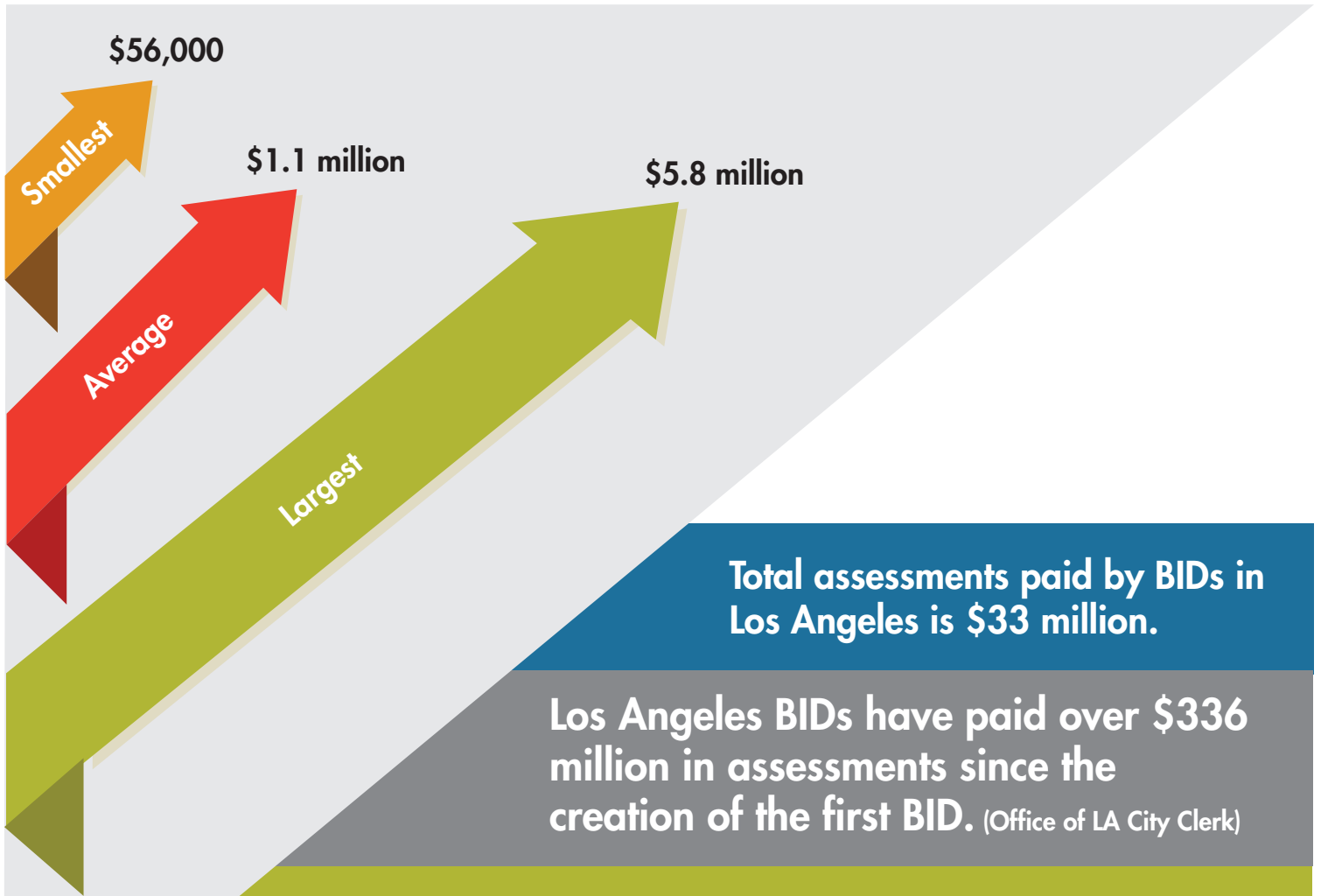
Average BID

Largest BID

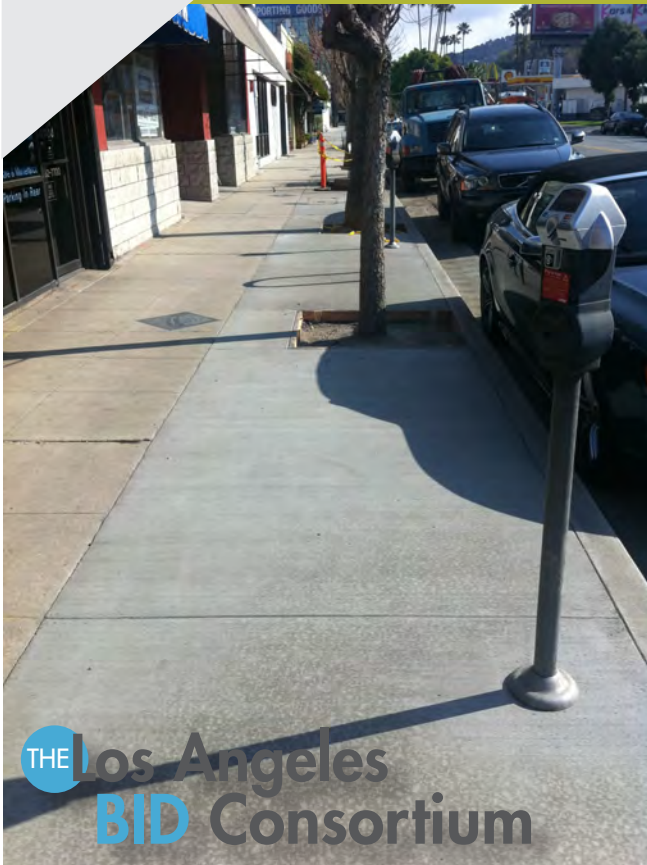
2012 BIDs

Arts District
Brentwood Village
Byzantine-Latino Quarter Pico Blvd
Century City
Chatsworth
Downtown Center
Downtown Industrial
East Hollywood
Encino Commons
Figueroa Corridor
Gateway to LA
Greater Chinatown
Highland Park
Historic Downtown
Historic Old Town Canoga Park
Hollywood Entertainment District
Hollywood Media District
LA Fashion District
Larchmont Village
Leimert Park Village/Crenshaw Corridor
Lincoln Heights
Lincoln Heights Industrial Park
Little Tokyo
Los Feliz Village
North Hollywood Transit
Old Granada Village
Panorama City
San Pedro Historic Waterfront District
South Los Angeles Industrial Tract
South Park
Studio City
Sunset & Vine
Sylmar
Tarzana Safari Walk
Village at Sherman Oaks
Westchester Town Center
Westwood
Wilmington Commercial
Wilshire Center

What is the typical budget of a BID?



The number of BIDs is growing rapidly in the United States, from about 400 in 1999 to approximately 1,000 in 2010. BIDs have also been created in recent years in several jurisdictions in United Kingdom and South Africa, Canada and Germany.



How much do BIDs contribute toward public safety efforts?

BIDs have contributed a total of \$11.5 million a year toward public safety activities in their districts.



BID security activities that directly benefit the parcel owners

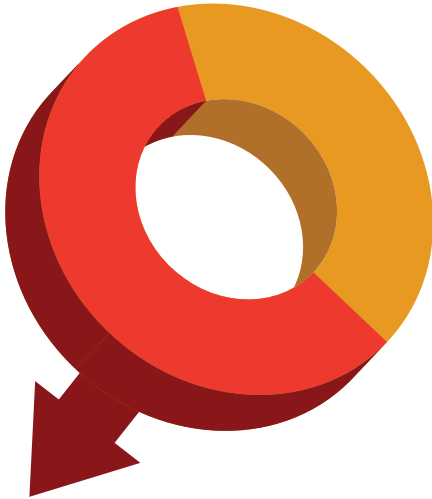
in their district include:

- Homeless outreach
- Ambassador services to guide pedestrians and tourists
- Contributions to video surveillance capabilities
- Addressing and deterring crimes
- Policy with LAPD on community policing objectives



How much do BID's contribute toward street and sidewalk cleaning?

The average BID allocates 61% of its yearly budget towards Clean & Safe Services.



BIDs spend \$8.5 million a year toward street enhancement efforts that include:

- Sidewalk cleaning
- Trash removal
- Street and curb cleaning
- Tree trimming and graffiti removal



How many trash bags are collected by BIDs on a yearly basis?

**744,000 trash bags or approximately
9,000 tons were collected by BIDs in 2011**



Smallest BID collects 1,200 bags



Average BID collects 25,700 bags



Largest BID collects
179,000 bags

How many trees on a public right of way are trimmed by BIDs?

Largest BID trims 700 trees



Approximately 4,300 street trees are trimmed by BIDs
Increasing visibility of businesses and streets

Average BID trims 110 trees



BIDs actively increase civic engagement in their districts by establishing:



Leadership opportunities for businesses and parcel owners



Homeless Outreach and Counts

There are over 300 boardmembers across Los Angeles involved in the leadership of their districts.



Farmers Market, Historic Downtown LA BID



Community Festival, Historic Waterfront District BID

Summary of Findings

- ✓ Number of BIDs in LA: 39
- ✓ Los Angeles BID assess over \$33M a year for special benefits within their districts.
- ✓ Los Angeles BID paid over \$336M since the creation of the first BID.
- ✓ BIDs contribute \$11.5M a year toward public safety efforts.
- ✓ BIDs contribute \$8.5M a year toward street and sidewalk enhancement efforts.
- ✓ 61% of a BID's budget is allocated toward Clean & Safe programs.
- ✓ BIDs collect 9,000 tons of trash a year.
- ✓ BIDs trim approximately 4,300 street trees on the public rights of ways.



Skid Row Walk, LA Downtown Industrial District BID

Day of the Dead Festival, Historic Waterfront District BID





Eugene Van Cise <eugene.vancise@lacity.org>

BID Day at City Hall - SAVE THE DATE

1 message

Tara Devine <tara@devine-strategies.com>

Wed, Aug 14, 2013 at 11:06 AM

To: Sarah MacPherson Besley <sarah@hollywoodbid.org>, timbyk@yahoo.com, norma@lani.org, exec@chatsworthchamber.com, Jessica Whaley <jwhaley@centralcityeast.org>, executivedirector@downtownculvercity.com, micah@websperations.com, Sara Bilger <sbilger@centurycitybid.com>, malila@silverkingusa.com, Stoffr@changelives.org, knakano@downtownla.com, "cschatz@downtownla.com" <cschatz@downtownla.com>, ykeshishian@ccala.org, Kathleen@downtownsm.com, Anne Williams <awilliams@ccala.org>, lmitchell@downtownla.com, amyl@dlba.org, rely@spplussecurity.com, jeff@hollywoodhotel.net, Ariana Gomez <ariana@fashiondistrict.org>, Estela Lopez <elopez@centralcityeast.org>, nicole@hollywoodchamber.net, Kraig Kojan <KraigK@dlba.org>, katie@urbanplaceconsulting.com, Lynn Myers <lmyers@fashiondistrict.org>, mistyli@aol.com, Kent Smith <kent@fashiondistrict.org>, George Yu <geoyu28@aol.com>, Steve Gibson <steve@urbanplaceconsulting.com>, susan@labids.org, bshock8402@aol.com, Blair Besten <blair@hdlabid.com>, Cesar Diaz <mrcesarddiaz@gmail.com>, arudisky@aol.com, Mary Paterson <mpaterson@canogaparkcal.com>, ari@hdlabid.com, lmoore@sanpedrobid.com, joe@hollywoodbid.org, kerry@hollywoodbid.org, srobbins@sanpedrobid.com, lhughes@gatewaytola.org, rebecca@h-rpr.com, jim@mediadistrict.org, heather@h-rpr.com, tom@metropolitanholding.com, imudiase.aimiuwu@ladwp.com, Monica Carlos <monica@lani.org>, Seth Polen <s.spolen@gmail.com>, fwada2k2@yahoo.com, devin@hollywoodbid.org, Marco Li Mandri <newcityamerica@aol.com>, Heather.O'Connor@asm.ca.gov, tairainvestment@hotmail.com, info@losfeliz.biz, Paul Racs <paul.racs@lacity.org>, Quincy.Reid@asm.ca.gov, jkumamoto@aol.com, Miranda Paster <miranda.paster@lacity.org>, Paul Makowski <paul.makowski@lacity.org>, eugene.vancise@lacity.org, Rosemary Hinkson <rosemary.hinkson@lacity.org>, Rick Scott <rick.scott@lacity.org>, granadabid@gmail.com, scia@mptp.com, cesar@agora2000.net, Amanda Irvine <amanda@southpark.la>, salyna.cun@lacity.org, Jessica Lall <jessica@southpark.la>, duckworth.donald@gmail.com, anneosman2@gmail.com, lorena@studiocitybid.com, Aaron Aulenta <aaron@urbanplaceconsulting.com>, gary@wilshirecenter.com, Andrew Thomas <Andrew@westwoodvillagedistrict.com>, kadedo@earthlink.net, mike@wilshirecenter.com, Angela Motta <angela.motta@lacity.org>, info@wilmington-chamber.com, rena@pumaworldhq.com

Dear Consortium Members:

BID Day at City Hall will be a coordinated effort to introduce/re-introduce ourselves and our organizations to our local elected officials.

I will be requesting meetings for Consortium members with each of the 15 City Councilmembers. I will also serve as a day-of-event liaison and point of contact for both you and the council offices. It is my intent to schedule as many offices as possible on the selected day, schedules permitting.

#1

SAVE THE DATE

Thursday, September 26th

(Meetings will be scheduled throughout the day, both before and after the regular monthly Consortium meeting.)

#2

Many of you attended the July 25th Consortium meeting and signed up to meet with various councilmembers (a signup sheet was passed around.) **If you did not attend the last Consortium meeting or did not see the sign-in sheet, please reply and let me know which councilmembers you would be most interested in meeting.**

When I confirm a meeting with a particular council office, I will email the details for that meeting to 1) anyone who indicated interest (via the prior sign-up sheet or by reply to this email) and 2) anyone whose BID is located (partly or wholly) within that particular Council District. This will help me minimize the number of emails you will receive on this topic.

Thank you!

Warmest regards,

TARA DEVINE

DEVINE STRATEGIES

645 West Ninth Street, #110-293

4/30/2018

City of Los Angeles Mail - BID Day at City Hall - SAVE THE DATE

Los Angeles, CA 90015
310.430.5121
tara@devine-strategies.com

Making it easier for you with STRATEGIC CONSULTING SERVICES

Political - Legislative - Economic Development - Planning & Entitlements - Community Outreach - Business Improvement Districts

On Mon, Aug 5, 2013 at 5:00 PM, Sarah MacPherson Besley <sarah@hollywoodbid.org> wrote:

To: LA BID Consortium

I would like you all to pay particular attention to some important emails you will be receiving from **Tara Devine** regarding our upcoming **BID Day at City Hall (BDACH)**. Tara has graciously agreed to take the role of lead organizer for this event to ensure we maximize our impact in the short amount of time we have with each of the council members.

Many of you have met Tara at our monthly meetings, but you may not know that, in addition to running her own consulting practice, she has had a lengthy career in policy-making, including working for Councilmember Huizar, Mayor Hahn and Mayor Riordan. We couldn't be in more capable hands. ☺

Please keep an eye out for Tara's emails and get excited for what will be a very fruitful day at City Hall.

Thanks,

Sarah

SARAH MacPHERSON BESLEY

Hollywood Property Owners Alliance

Temporarily located at WeWork

7083 Hollywood Blvd.

Hollywood, CA 90028

C. [\(323\)833-1636](tel:(323)833-1636)

Eugene Van Cise <eugene.vancise@lacity.org>**[FWD: parcel 8940-382-710]**

1 message

aaron@urbanplaceconsulting.com <aaron@urbanplaceconsulting.com>
To: Eugene Cise <eugene.vancise@lacity.org>

Wed, May 2, 2018 at 1:18 PM

Hi Eugene,

See below for Jose's response on that parcel in question.

Aaron Aulenta
Urban Place Consulting Group
aaron@urbanplaceconsulting.com

----- Original Message -----

Subject: parcel 8940-382-710

From: "Jose Gonzalez" <jose@fashiondistrict.org>

Date: Wed, May 02, 2018 1:13 pm

To: <aaron@urbanplaceconsulting.com>

Hi Aaron,

APN 8940-382-710 will be a new parcel in the new BID. It is currently assessed as Caltrans parcel CT-004 and hand-billed by the City. During the renewal process I found out that it is now being leased to a private party.

I just spoke to Lisa Gunner at the County Assessor's Possessory Interest Division phone 213-974-3245 . She told me that the reason why this APN may not yet be visible in the county assessor's website is because the county just started billing this parcel last year but manually after the normal billing cycle closed. However it is a valid APN. She had me go to the county's treasurer and collector website where you enter the APN and tax year 2017 and the information shows up. She says the APN should become visible for tax year 2018-2019.

Jose Gonzalez
Finance Manager

**Renew the BID in 2018: <http://fashiondistrict.org/renewal/>**

LA Fashion District BID

Tel 213 488-1153 ext. 711

Fax 213 488-5159

Email: jose@fashiondistrict.orgwww.fashiondistrict.org

From: aaron@urbanplaceconsulting.com [<mailto:aaron@urbanplaceconsulting.com>]

Sent: Wednesday, May 02, 2018 12:27 PM

To: Jose Gonzalez <jose@fashiondistrict.org>

Subject: parcel 8940-382-710

Hi Jose,

Eugene and the clerk team are preparing the fashion district ballots and informed me that APN 8940-382-710 does not appear on the County Tax rolls/assessor data. I asked if it was hand billed out like some of the Caltrans parcels, but he said they have never billed for it.

Do you happen to have anymore info on it?

Thanks.

Aaron Aulenta

Urban Place Consulting Group

aaron@urbanplaceconsulting.com



Eugene Van Cise <eugene.vancise@lacity.org>

Reminder: Assessment Data Due 6/1/18

1 message

Eugene Van Cise <eugene.vancise@lacity.org>
To: Aaron Aulenta <aaron@urbanplaceconsulting.com>

Tue, May 15, 2018 at 2:58 PM

Aaron,

In order to ensure the timely placement of the property assessment data on the County of Los Angeles property tax rolls, please submit your BID's property assessment data to our Office no later than **Friday, June 1, 2018**.

The BID's property assessment database must be formatted according to the three-column format as shown on the attached sample using Microsoft Excel. Do not total the columns. Government owned parcels (if any) are to be included on a separate sheet and same format in the same Excel file as non-government owned parcels.

Note that the database must be formatted as follows:

- **Have two digits to the right of the decimal**
- **All zero assessment parcels removed**
- **Agency account number is listed just once at the top of the sheet**
- **No totals**
- **No currency formatting**
- **No dashes in the parcels numbers**
- **No hidden rows or columns**
- **No formulas (only numbers and text)**

Please transmit the final database via email to the City Clerk Office's Technical Research Supervisor, Dennis Rader at Dennis.Rader@lacity.org.

The BID's property assessment database must be submitted even if there will be no changes for the 2019 assessment year. If your BID's Management District Plan allows for an annual assessment increase and the BID's Board of Directors has authorized an increase, please submit a copy of the Board's authorization along with the BID's property assessment database.

If you have any questions, please contact our Office at (213) 978-1099.

**County Submittal Template.xlsx**

13K

Non-Govt Parcels

[illegible]



Garen Yegparian <garen.yegparian@lacity.org>

Fwd: HED APN Changes

1 message

Garen Yegparian <garen.yegparian@lacity.org>
To: Aaron Aulenta <aaron@urbanplaceconsulting.com>

Tue, May 8, 2018 at 2:48 PM

Also, I meant to call your attention to APNs 5547026048 and 5547018032 which add lots that are currently outside the BID boundary.

----- Forwarded message -----

From: **Garen Yegparian** <garen.yegparian@lacity.org>
Date: Tue, May 8, 2018 at 2:45 PM
Subject: HED APN Changes
To: Aaron Aulenta <aaron@urbanplaceconsulting.com>

Hi Aaron,

Sorry about the delay in sending the attachment to you, but this way you have the new parcel numbers set up to work off of.

--

Garen Yegparian
213/978-2621

--

Garen Yegparian
213/978-2621



HED 2019 Renewal Final & Petitions- v4b- Aaron APN change work ONLY.xlsx
41K



Garen Yegparian <garen.yegparian@lacity.org>

Got your message

1 message

Aaron Aulenta <aaron@urbanplaceconsulting.com>
To: garen.yegparian@lacity.org

Wed, May 9, 2018 at 9:27 AM

I am in meetings most of the day but will look at it later this afternoon. Hopefully everything is straightforward and we can just apply the proper zone rates to everything.



Garen Yegparian <garen.yegparian@lacity.org>

RE: HED APN Changes

1 message

aaron@urbanplaceconsulting.com <aaron@urbanplaceconsulting.com>

Wed, May 9, 2018 at 3:21 PM

To: Garen Yegparian <garen.yegparian@lacity.org>

Cc: Dennis Rader <dennis.rader@lacity.org>

Hi Garen,

Attached is the spreadsheet back with the assessments and here's the APN's and new assessments below:

5547-026-048 \$16,072.69

5546-025-032 \$41,129.85

5547-009-024 \$11,224.79

5546-016-027 \$58,965.43

5546-026-044 \$195,743.60

5547-013-018 \$5,226.08

5546-009-156 \$14,042.98

5547-018-032 \$21,338.37

Aaron Aulenta

Urban Place Consulting Group

aaron@urbanplaceconsulting.com

----- Original Message -----

Subject: HED APN Changes

From: Garen Yegparian <garen.yegparian@lacity.org>

Date: Tue, May 08, 2018 2:45 pm

To: Aaron Aulenta <aaron@urbanplaceconsulting.com>

Hi Aaron,

Sorry about the delay in sending the attachment to you, but this way you have the new parcel numbers set up to work off of.

--

Garen Yegparian

213/978-2621



HED 2019 Renewal Final & Petitions- v4b- Aaron APN change work ONLY-for garen.xlsx

42K

1100 E. 5th STREET.

LOS ANGELES, CA 90013



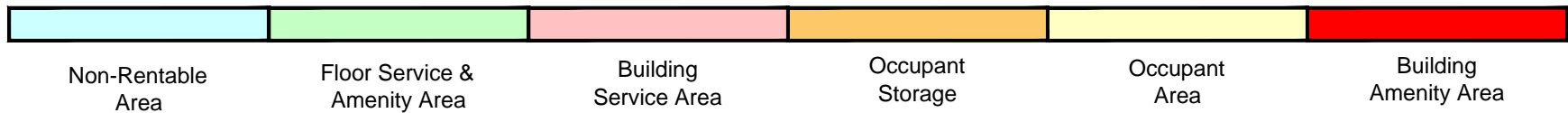
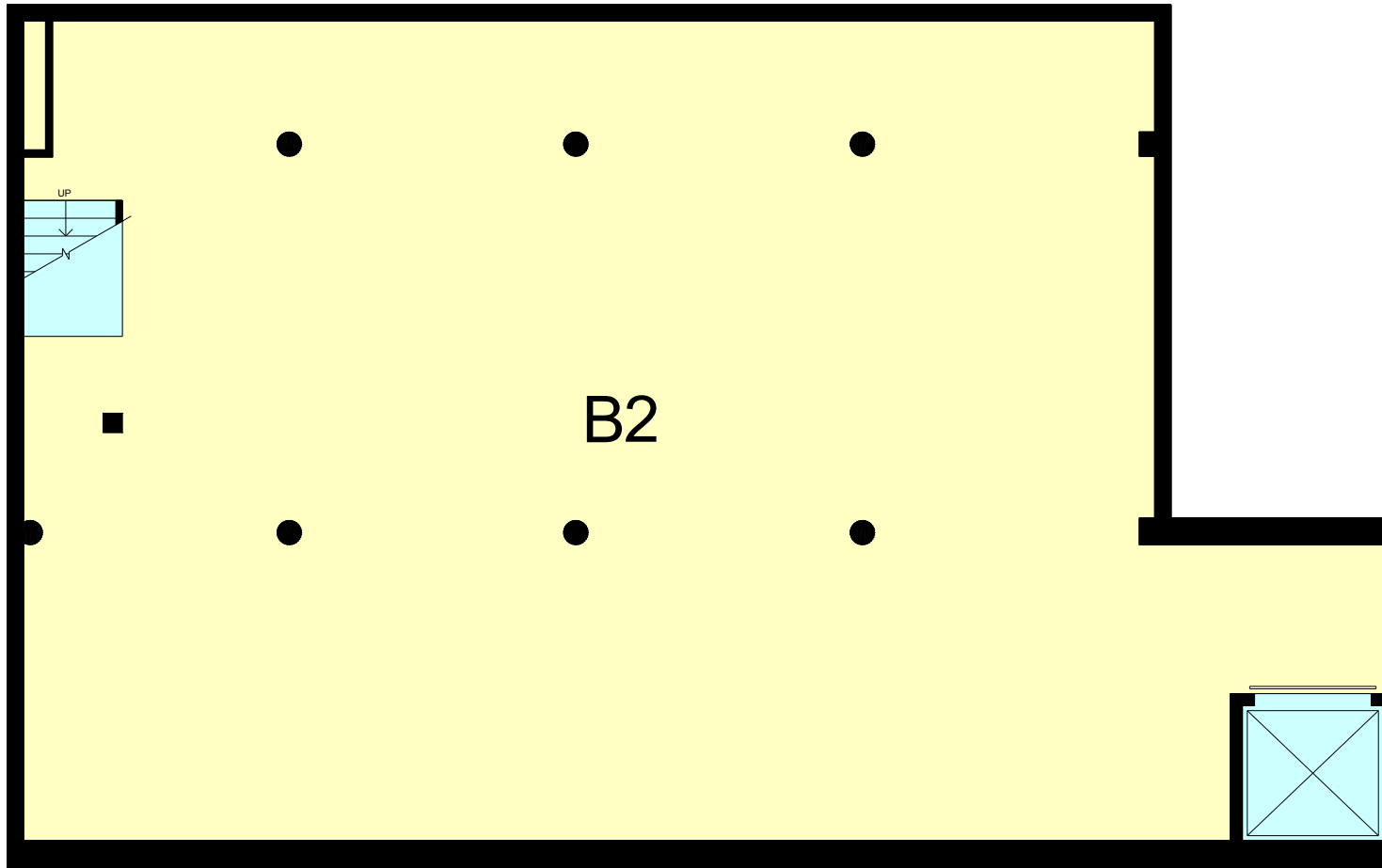
BLANK

	C	D	E	F	G	I	J	K	L	M	N	O	P	Q	R
Floor	Interior Gross Area	Non- Rentable Area	Parking Area	Occupant Storage	Preliminary Floor Area	Occupant Area	Building Amenity Areas	Usable Area	Building Service Areas	Floor Service & Amenity	R/U Ratio	Occupant + Allocated Area	R/O Ratio	Calculated Load Factor	Calculated Rentable Area
B2						2,756.46						2,756.46			2,766.59
BASEMENT	2,874.51	118.05	0.00	0.00	2,756.46	2,756.46	0.00	2,756.46	0.00	0.00	1.00000	2,756.46	1.00368	1.00368	2,766.59
3						11,587.00						11,659.70			11,702.56
2						3,696.88						3,720.08			3,733.75
1						15,869.47						15,969.04			16,027.74
1	31,654.52	179.38	0.00	0.00	31,475.14	31,153.36	0.00	31,153.36	126.32	195.46	1.00627	31,348.82	1.00368	1.00997	31,464.06
M1						168.73						168.73			169.35
M2						89.74						89.74			90.07
MEZZANINE	334.96	76.49	0.00	0.00	258.47	258.47	0.00	258.47	0.00	0.00	1.00000	258.47	1.00368	1.00368	259.42
Total	34,863.98	373.92	0.00	0.00	34,490.06	34,168.28	0.00	34,168.28	126.32	195.46		34,363.74	1.00368	1.00942	34,490.06

1100 E. 5th STREET.
LOS ANGELES, CA 90013

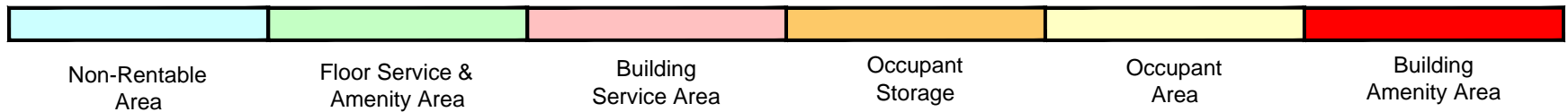
Industrial Buildings:
Standard Methods of Measurement (2012)

Updated: 10/01/2015



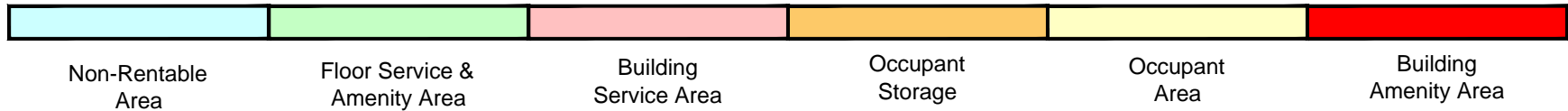
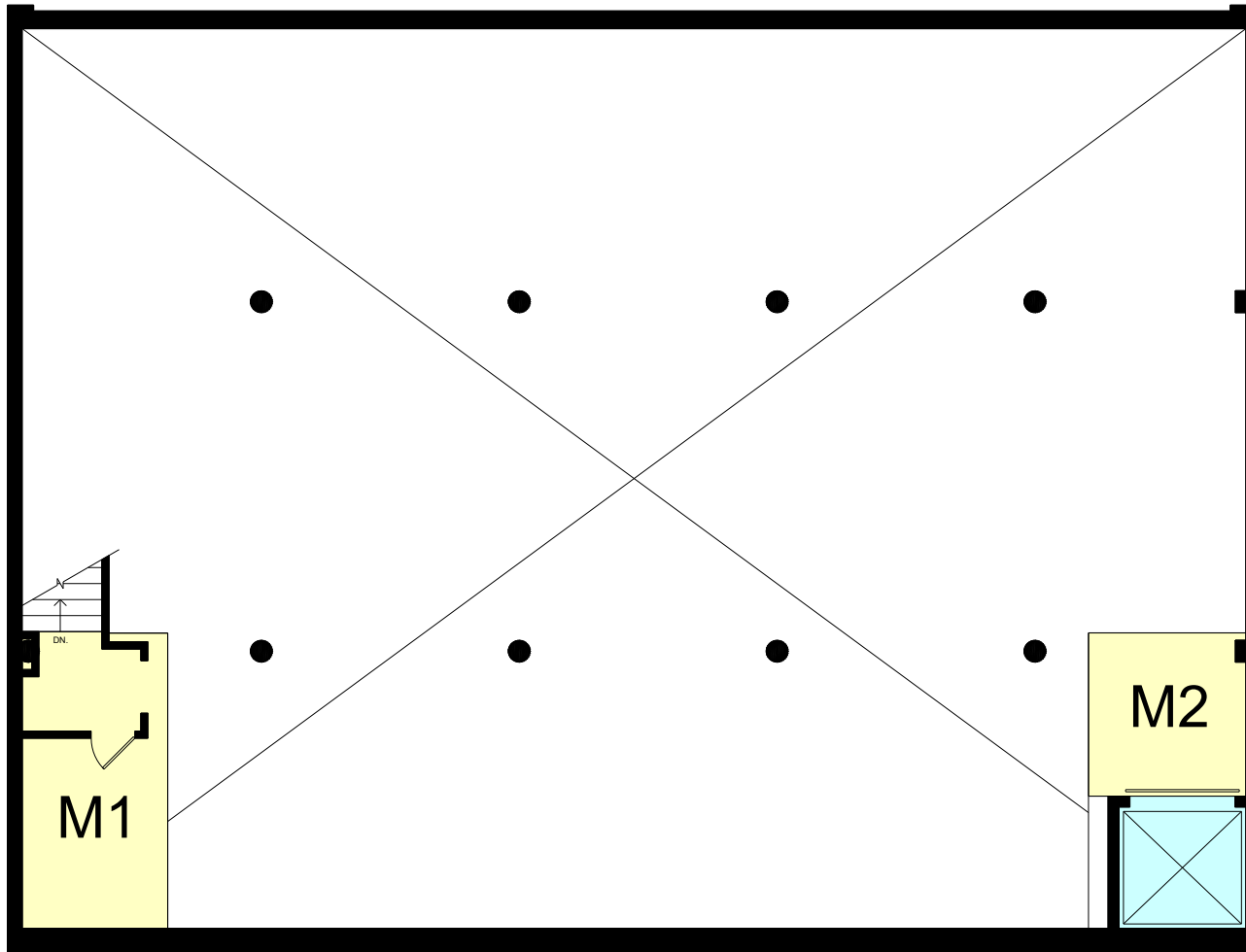
1100 E. 5th STREET.
LOS ANGELES, CA 90013

BASEMENT



1100 E. 5th STREET.
LOS ANGELES, CA 90013

1st FLOOR



1100 E. 5th STREET.
LOS ANGELES, CA 90013

MEZZANINE

Updated: 08/28/2015

APN	status			Owner	C/O	Mailing Address	M_City	S_t	M_Zip	fi	Site Address	S_City	S_St	S_Zip	Zone	FF-Zone 1	FF-Zone 2	FF-Zone 3	FF-Zone 4	Land Area
5547026023	APN char	5547-026-023		Cat & Fiddle Office LLC Et Al & Washington P		5901 Encina Rd #C5	Goleta	CA	93117		1450 Seward St	Los Angeles	CA	90028	2	0	50	160	0	8000
5547026024	APN char	5547-026-024		Cat & Fiddle Office LLC Et Al & Washington P		5901 Encina Rd #C5	Goleta	CA	93117		6536 W Sunset Blvd	Los Angeles	CA	90028	2	0	150	0	0	24001
5547026048	new APN	5547-026-048		6550 SUNSET BOULEVARD	C/O JESSE SHANN	3340 PEACHTREE RD	ATLANTA	GA	30326		1450 SEWARD ST	Los Angeles	CA	90028						
5546025002	APN char	5546-025-002		Essex Protfolio LP		925 E Meadow Dr	Palo Alto	CA	94303		6230 W Sunset Blvd	Los Angeles	CA	90028	1	132	0	132	0	36091
5546025003	APN char	5546-025-003		Essex Protfolio LP		925 E Meadow Dr	Palo Alto	CA	94303		6238 W Sunset Blvd	Los Angeles	CA	90028	1	48	0	0	0	6545
5546025004	APN char	5546-025-004		Essex Protfolio LP		925 E Meadow Dr	Palo Alto	CA	94303		6244 W Sunset Blvd	Los Angeles	CA	90028	1	50	0	0	0	6817
5546025005	APN char	5546-025-005		Essex Protfolio LP		925 E Meadow Dr	Palo Alto	CA	94303		6248 W Sunset Blvd	Los Angeles	CA	90028	1	20	0	0	0	2727
5546025006	APN char	5546-025-006		Essex Protfolio LP		925 E Meadow Dr	Palo Alto	CA	94303		6250 W Sunset Blvd	Los Angeles	CA	90028	1	30	0	0	0	4090
5546025007	APN char	5546-025-007		Essex Protfolio LP		925 E Meadow Dr	Palo Alto	CA	94303		6254 W Sunset Blvd	Los Angeles	CA	90028	1	50	0	0	0	6816
5546025008	APN char	5546-025-008		Essex Protfolio LP		925 E Meadow Dr	Palo Alto	CA	94303		6237 Leland Way	Los Angeles	CA	90028	3	0	0	50	0	6817
5546025009	APN char	5546-025-009		Essex Protfolio LP		925 E Meadow Dr	Palo Alto	CA	94303		6241 Leland Way	Los Angeles	CA	90028	3	0	0	50	0	6816
5546025010	APN char	5546-025-010		Essex Protfolio LP		925 E Meadow Dr	Palo Alto	CA	94303		6247 Leland Way	Los Angeles	CA	90028	3	0	0	50	0	6817
5546025011	APN char	5546-025-011		Essex Protfolio LP		925 E Meadow Dr	Palo Alto	CA	94303		6235 Leland Way	Los Angeles	CA	90028	3	0	0	48	0	6545
5546025032	new APN	5546-025-032		Essex Protfolio LP	C/O GRANT THOR	PO BOX 59365	SCHAUMBURG	IL	60159		6230 W SUNSET BLVD	Los Angeles	CA	90028						
5547009005	APN char	5547-009-005		Hollywood Cherokee Apartments Venture LL		11620 Wilshire Blvd	Los Angeles	CA	90025		1717 N Cherokee Ave	Los Angeles	CA	90028	3	0	0	50	0	9000
5547009009	APN char	5547-009-009		Hollywood Cherokee Apartments Venture LL		11620 Wilshire Blvd	Los Angeles	CA	90025		1718 N Las Palmas Ave	Los Angeles	CA	90028	3	0	0	50	0	9000
5547009017	APN char	5547-009-017		Hollywood Cherokee Apartments Venture LL		11620 Wilshire Blvd	Los Angeles	CA	90025		1725 N Cherokee Ave	Los Angeles	CA	90028	3	0	0	59	0	10530
5547009019	APN char	5547-009-019		Hollywood Cherokee Apartments Venture LL		11601 Wilshire Blvd	Los Angeles	CA	90025			Los Angeles	CA	90028	3	0	0	117	0	21060
5547009024	new APN	5547-009-024		AIRPORT HOLDINGS LP	C/O JAMISON SE	3470 WILSHIRE BLVD	LOS ANGELES	CA	90010		1717 N CHEROKEE AVE	Los Angeles	CA	90028						
5546016001	APN char	5546-016-001		KR Academy LLC		PO Box 64733	Los Angeles	CA	90064		1352 Ivar Ave	Los Angeles	CA	90028	3	0	0	175	0	5600
5546016002	APN char	5546-016-002		KR Academy LLC		PO Box 64733	Los Angeles	CA	90064		6360 De Longpre Ave	Los Angeles	CA	90028	3	0	0	95	0	13300
5546016003	APN char	5546-016-003		KR Academy LLC		PO Box 64733	Los Angeles	CA	90064		6360 De Longpre Ave	Los Angeles	CA	90028	3	0	0	50	0	7000
5546016004	APN char	5546-016-004		KR Academy LLC		PO Box 64733	Los Angeles	CA	90064		6354 De Longpre Ave	Los Angeles	CA	90028	3	0	0	50	0	7000
5546016008	APN char	5546-016-008		KR Academy LLC		PO Box 64733	Los Angeles	CA	90064		6339 Homewood Ave	Los Angeles	CA	90028	3	0	0	50	0	7001
5546016009	APN char	5546-016-009		KR Academy LLC		PO Box 64733	Los Angeles	CA	90064		6345 Homewood Ave	Los Angeles	CA	90028	3	0	0	50	0	7000
5546016022	APN char	5546-016-022		KR Academy LLC		PO Box 64733	Los Angeles	CA	90064		1341 Vine St	Los Angeles	CA	90028	2	0	210	345	0	57093
5546016023	APN char	5546-016-023		KR Academy LLC		PO Box 64733	Los Angeles	CA	90064		6331 Homewood Ave	Los Angeles	CA	90028	3	0	0	95	0	13308
5546016024	APN char	5546-016-024		KR Academy LLC		PO Box 64733	Los Angeles	CA	90064		6353 Homewood Ave	Los Angeles	CA	90028	3	146	0	225	0	11900
5546016025	APN char	5546-016-025		KR Academy LLC		PO Box 64733	Los Angeles	CA	90064		6350 De Longpre Ave	Los Angeles	CA	90028	3	0	0	155	0	21704
5546016026	APN char	5546-016-026		KR Academy LLC		PO Box 64733	Los Angeles	CA	90064		1357 Vine St	Los Angeles	CA	90028	2	0	66	116	0	8660
5546016027	new APN	5546-016-027		KR Hollywood LLC	C/O HEIDI ROTH	PO Box 64733	Los Angeles	CA	90064		1357 Vine St	Los Angeles	CA	90028						
5546026040	APN char	5546-026-040		KR Hollywood LLC		PO Box 64733	Los Angeles	CA	90064			Los Angeles	CA	90028	1	0	0	0	0	0
5546026041	APN char	5546-026-041		KR Hollywood LLC		PO Box 64733	Los Angeles	CA	90064			Los Angeles	CA	90028	1	0	0	0	0	0
5546026042	APN char	5546-026-042		KR Hollywood LLC		PO Box 64733	Los Angeles	CA	90064			Los Angeles	CA	90028	1	362	357	1470	0	181161
5546026043	APN char	5546-026-043		KR Hollywood LLC	C/O HEIDI ROTH	PO Box 64733	Los Angeles	CA	90064			Los Angeles	CA	90028	1	0	0	0	0	0
5546026044	new APN	5546-026-044		KR Hollywood LLC	C/O HEIDI ROTH	PO Box 64733	Los Angeles	CA	90064			Los Angeles	CA	90028						

APN	status			Owner	C/O	Mailing Address	M_City	S_t	M_Zip	fi	Site Address	S_City	S_St	S_Zip	Zone	FF-Zone 1	FF-Zone 2	FF-Zone 3	FF-Zone 4	Land Area
5547013015	APN char	5547-013-015		MCREF Highland & Selma LLC		949 S Coast Dr #400	Costa M	CA	92626		6757 Selma Ave	Los Angeles	CA	90028	2	0	50	0	0	6250
5547013016	APN char	5547-013-016		MCREF Highland & Selma LLC		949 S Coast Dr #400	Costa M	CA	92626		6761 Selma Ave	Los Angeles	CA	90028	2	0	50	0	0	6250
5547013018	new APN	5547-013-018		MCREF Highland & Selma LLC	C/O MILL CREEK P	949 S Coast Dr #400	Costa M	CA	92626		6757 Selma Ave	Los Angeles	CA	90028						
5546009154	APN char	5546-009-154		Snyder Vine Owner LLC		5757 Wilshire Blvd P	Los Ang	CA	90036		1601 Vine St	Los Angeles	CA	90028	1	65	182	0	0	11798
5546009155	APN char	5546-009-155		Snyder Vine Owner LLC		5757 Wilshire Blvd P	Los Ang	CA	90036		1601 Vine St	Los Angeles	CA	90028	1	35	0	0	0	6353
5546009156	new APN	5546-009-156		Snyder Vine Owner LLC		5757 Wilshire Blvd P	Los Ang	CA	90036		1601 Vine St	Los Angeles	CA	90028						
5547018029	APN char	5547-018-029		YMCA Of L A		625 S New Hampshir	Los Ang	CA	90005		6600 Selma Ave	Los Angeles	CA	90028	2	0	207	215	0	44534
5547018032	new APN	5547-018-032		YMCA of L A		625 S New Hampshir	Los Ang	CA	90005		1538 Cassil Pl	Los Angeles	CA	90028						

[illegible]

[illegible]

APN	status			Owner	Site Address	Zone	FF- Zone 1	FF- Zone 2	FF- Zone 3	FF- Zone 4	Land Area	Building Area	Alley Length	ism Area	ism Area	Lot \$	Bldg \$
5547026023	APN char	5547-026-023		Cat & Fiddle Office LLC Et Al & Washington Place Apartments LL	1450 Seward St	2	0	50	160	0	8000	7015	0	0	0	\$618.40	\$713.58
5547026024	APN char	5547-026-024		Cat & Fiddle Office LLC Et Al & Washington Place Apartments LL	6536 W Sunset Blvd	2	0	150	0	0	24001	24193	0	0	0	\$1,855.29	\$2,460.95
5547026048	new APN	5547-026-048		6550 SUNSET BOULEVARD LLC	1450 SEWARD ST			200	160		44800	31,208				\$3,463.06	\$3,174.53
5546025002	APN char	5546-025-002		Essex Protfolio LP	6230 W Sunset Blvd	1	132	0	132	0	36091	54968	0	0	0	\$4,874.55	\$4,623.13
5546025003	APN char	5546-025-003		Essex Protfolio LP	6238 W Sunset Blvd	1	48	0	0	0	6545	0	0	0	0	\$883.99	\$0.00
5546025004	APN char	5546-025-004		Essex Protfolio LP	6244 W Sunset Blvd	1	50	0	0	0	6817	0	0	0	0	\$920.72	\$0.00
5546025005	APN char	5546-025-005		Essex Protfolio LP	6248 W Sunset Blvd	1	20	0	0	0	2727	0	0	0	0	\$368.32	\$0.00
5546025006	APN char	5546-025-006		Essex Protfolio LP	6250 W Sunset Blvd	1	30	0	0	0	4090	0	0	0	0	\$552.41	\$0.00
5546025007	APN char	5546-025-007		Essex Protfolio LP	6254 W Sunset Blvd	1	50	0	0	0	6816	0	0	0	0	\$920.59	\$0.00
5546025008	APN char	5546-025-008		Essex Protfolio LP	6237 Leland Way	3	0	0	50	0	6817	0	0	0	0	\$867.91	\$0.00
5546025009	APN char	5546-025-009		Essex Protfolio LP	6241 Leland Way	3	0	0	50	0	6816	0	0	0	0	\$867.78	\$0.00
5546025010	APN char	5546-025-010		Essex Protfolio LP	6247 Leland Way	3	0	0	50	0	6817	0	0	0	0	\$867.91	\$0.00
5546025011	APN char	5546-025-011		Essex Protfolio LP	6235 Leland Way	3	0	0	48	0	6545	0	0	0	0	\$833.28	\$0.00
5546025032	new APN	5546-025-032		Essex Protfolio LP	6230 W SUNSET BLVD		330	0	330	0	90081	54968				\$12,166.58	\$4,623.13
5547009005	APN char	5547-009-005		Hollywood Cherokee Apartments Venture LLC	1717 N Cherokee Ave	3	0	0	50	0	9000	0	0	0	0	\$1,145.84	\$0.00
5547009009	APN char	5547-009-009		Hollywood Cherokee Apartments Venture LLC	1718 N Las Palmas Ave	3	0	0	50	0	9000	0	0	0	0	\$1,145.84	\$0.00
5547009017	APN char	5547-009-017		Hollywood Cherokee Apartments Venture LLC	1725 N Cherokee Ave	3	0	0	59	0	10530	0	0	0	0	\$1,340.63	\$0.00
5547009019	APN char	5547-009-019		Hollywood Cherokee Apartments Venture LLC		3	0	0	117	0	21060	0	0	0	0	\$2,681.26	\$0.00
5547009024	new APN	5547-009-024		AIRPORT HOLDINGS LP	1717 N CHEROKEE AVE		0	0	276	0	49590	0				\$6,313.56	\$0.00
5546016001	APN char	5546-016-001		KR Academy LLC	1352 Ivar Ave	3	0	0	175	0	5600	0	0	0	0	\$712.96	\$0.00
5546016002	APN char	5546-016-002		KR Academy LLC	6360 De Longpre Ave	3	0	0	95	0	13300	5390	0	0	0	\$1,693.29	\$736.85
5546016003	APN char	5546-016-003		KR Academy LLC	6360 De Longpre Ave	3	0	0	50	0	7000	0	0	0	0	\$891.21	\$0.00
5546016004	APN char	5546-016-004		KR Academy LLC	6354 De Longpre Ave	3	0	0	50	0	7000	0	0	0	0	\$891.21	\$0.00
5546016008	APN char	5546-016-008		KR Academy LLC	6339 Homewood Ave	3	0	0	50	0	7001	0	0	0	0	\$891.33	\$0.00
5546016009	APN char	5546-016-009		KR Academy LLC	6345 Homewood Ave	3	0	0	50	0	7000	0	0	0	0	\$891.21	\$0.00
5546016022	APN char	5546-016-022		KR Academy LLC	1341 Vine St	2	0	210	345	0	57093	22434	0	0	0	\$4,413.32	\$2,282.03
5546016023	APN char	5546-016-023		KR Academy LLC	6331 Homewood Ave	3	0	0	95	0	13308	0	0	0	0	\$1,694.31	\$0.00
5546016024	APN char	5546-016-024		KR Academy LLC	6353 Homewood Ave	3	146	0	225	0	11900	0	0	0	0	\$1,515.05	\$0.00
5546016025	APN char	5546-016-025		KR Academy LLC	6350 De Longpre Ave	3	0	0	155	0	21704	14939	0	0	0	\$2,763.25	\$2,042.28
5546016026	APN char	5546-016-026		KR Academy LLC	1357 Vine St	2	0	66	116	0	8660	0	0	0	0	\$669.42	\$0.00
5546016027	new APN	5546-016-027		KR Hollywood LLC	1357 Vine St		146	276	1406	0	159566	42763				\$12,334.53	\$4,349.93
5546026040	APN char	5546-026-040		KR Hollywood LLC		1	0	0	0	0	0	0	0	0	0	\$0.00	\$0.00
5546026041	APN char	5546-026-041		KR Hollywood LLC		1	0	0	0	0	0	0	0	0	0	\$0.00	\$0.00
5546026042	APN char	5546-026-042		KR Hollywood LLC		1	362	357	1470	0	181161	1,344,728	0	0	0	\$24,468.09	\$113,099.41
5546026043	APN char	5546-026-043		KR Hollywood LLC		1	0	0	0	0	0	0	0	0	0	\$0.00	\$0.00
5546026044	new APN	5546-026-044		KR Hollywood LLC			362	357	1470		181161	1344728				\$24,468.09	\$113,099.41

APN	status			Owner	Site Address	Zone	FF- Zone 1	FF- Zone 2	FF- Zone 3	FF- Zone 4	Land Area	Building Area	Alley Length	ism Area	ism Area	Lot \$	Bldg \$
5547013015	APN char	5547-013-015		MCREF Highland & Selma LLC	6757 Selma Ave	2	0	50	0	0	6250	0	0	0	0	\$483.13	\$0.00
5547013016	APN char	5547-013-016		MCREF Highland & Selma LLC	6761 Selma Ave	2	0	50	0	0	6250	0	125	0	0	\$483.13	\$0.00
5547013018	new APN	5547-013-018		MCREF Highland & Selma LLC	6757 Selma Ave			100			12500		125			\$966.26	\$0.00
5546009154	APN char	5546-009-154		Snyder Vine Owner LLC	1601 Vine St	1	65	182	0	0	11798	0	0	0	0	\$1,593.47	\$0.00
5546009155	APN char	5546-009-155		Snyder Vine Owner LLC	1601 Vine St	1	35	0	0	0	6353	0	0	0	0	\$858.05	\$0.00
5546009156	new APN	5546-009-156		Snyder Vine Owner LLC	1601 Vine St		100	182	0	0	18151	0				\$2,451.52	\$0.00
5547018029	APN char	5547-018-029		YMCA Of L A	6600 Selma Ave	2	0	207	215	0	44534	65858	0	0	0	\$3,442.50	\$6,699.19
5547018032	new APN	5547-018-032		YMCA of L A	1538 Cassil Pl		0	207	215	0	51679	65858				\$3,994.81	\$6,699.19

FF-Zone1 \$	FF-Zone 2 \$	FF-Zone 3 \$	FF-Zone 4 \$	Alley overlay \$	Tourism overlay A \$	Tourism overlay B \$	2019 Total Asmt
\$0.00	\$1,647.00	\$2,847.09	\$0.00	\$0.00	\$0.00	\$0.00	\$5,826.08
\$0.00	\$4,941.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9,257.25
\$0.00	\$6,588.01	\$2,847.09	\$0.00				\$16,072.69
\$7,387.21	\$0.00	\$2,348.85	\$0.00	\$0.00	\$0.00	\$0.00	\$19,233.73
\$2,686.26	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,570.24
\$2,798.18	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,718.91
\$1,119.27	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,487.59
\$1,678.91	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,231.32
\$2,798.18	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,718.77
\$0.00	\$0.00	\$889.72	\$0.00	\$0.00	\$0.00	\$0.00	\$1,757.62
\$0.00	\$0.00	\$889.72	\$0.00	\$0.00	\$0.00	\$0.00	\$1,757.50
\$0.00	\$0.00	\$889.72	\$0.00	\$0.00	\$0.00	\$0.00	\$1,757.62
\$0.00	\$0.00	\$854.13	\$0.00	\$0.00	\$0.00	\$0.00	\$1,687.41
\$18,468.02	\$0.00	\$5,872.13	\$0.00				\$41,129.85
\$0.00	\$0.00	\$889.72	\$0.00	\$0.00	\$0.00	\$0.00	\$2,035.55
\$0.00	\$0.00	\$889.72	\$0.00	\$0.00	\$0.00	\$0.00	\$2,035.55
\$0.00	\$0.00	\$1,049.87	\$0.00	\$0.00	\$0.00	\$0.00	\$2,390.49
\$0.00	\$0.00	\$2,081.94	\$0.00	\$0.00	\$0.00	\$0.00	\$4,763.19
\$0.00	\$0.00	\$4,911.23	\$0.00				\$11,224.79
\$0.00	\$0.00	\$3,114.01	\$0.00	\$0.00	\$0.00	\$0.00	\$3,826.97
\$0.00	\$0.00	\$1,690.46	\$0.00	\$0.00	\$0.00	\$0.00	\$4,120.61
\$0.00	\$0.00	\$889.72	\$0.00	\$0.00	\$0.00	\$0.00	\$1,780.92
\$0.00	\$0.00	\$889.72	\$0.00	\$0.00	\$0.00	\$0.00	\$1,780.92
\$0.00	\$0.00	\$889.72	\$0.00	\$0.00	\$0.00	\$0.00	\$1,781.05
\$0.00	\$0.00	\$889.72	\$0.00	\$0.00	\$0.00	\$0.00	\$1,780.92
\$0.00	\$6,917.41	\$6,139.04	\$0.00	\$0.00	\$0.00	\$0.00	\$19,751.79
\$0.00	\$0.00	\$1,690.46	\$0.00	\$0.00	\$0.00	\$0.00	\$3,384.77
\$8,170.70	\$0.00	\$4,003.72	\$0.00	\$0.00	\$0.00	\$0.00	\$13,689.47
\$0.00	\$0.00	\$2,758.12	\$0.00	\$0.00	\$0.00	\$0.00	\$7,563.65
\$0.00	\$2,174.04	\$2,064.14	\$0.00	\$0.00	\$0.00	\$0.00	\$4,907.61
\$8,170.70	\$9,091.45	\$25,018.83	\$0.00				\$58,965.43
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$20,258.85	\$11,759.59	\$26,157.66	\$0.00	\$0.00	\$0.00	\$0.00	\$195,743.60
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$20,258.85	\$11,759.59	\$26,157.66	\$0.00				\$195,743.60

FF-Zone1 \$	FF-Zone 2 \$	FF-Zone 3 \$	FF-Zone 4 \$	Alley overlay \$	Tourism overlay A \$	Tourism overlay B \$	2019 Total Asmt
\$0.00	\$1,647.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,130.13
\$0.00	\$1,647.00	\$0.00	\$0.00	\$965.82	\$0.00	\$0.00	\$3,095.95
\$0.00	\$3,294.00	\$0.00	\$0.00	\$965.82			\$5,226.08
\$3,637.64	\$5,995.09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11,226.19
\$1,958.73	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,816.78
\$5,596.37	\$5,995.09	\$0.00	\$0.00				\$14,042.98
\$0.00	\$6,818.59	\$3,825.78	\$0.00	\$0.00	\$0.00	\$0.00	\$20,786.06
\$0.00	\$6,818.59	\$3,825.78	\$0.00				\$21,338.37



Lameisha Shull <lameisha.shull@lacity.org>

2017/2018 Government and Public Agencies Payment Report

1 message

Lameisha Shull <lameisha.shull@lacity.org>

Tue, May 15, 2018 at 3:16 PM

To: Steve@urbanplaceconsulting.com, Aaron Aulenta <aaulenta@gmail.com>

Cc: Jose Flores <Jose.Flores@lacity.org>

Good Afternoon,

The attached 2017/2018 Government & Public Agencies Payment Report is for your information.

If you have any questions please feel free to contact our office at [213-978-1099](tel:213-978-1099).

Thank you.

--

LaMeisha Shull
Sr. Administrative Clerk
Office of the City Clerk
Special Assessment Section
Neighborhood Business Improvement District Division



S14KONICAC518051514150.pdf
1173K



Lameisha Shull <lameisha.shull@lacity.org>

Figueroa Corridor 2017-2018 Government & Public Agencies Report

1 message

Lameisha Shull <lameisha.shull@lacity.org>

Wed, May 16, 2018 at 11:11 AM

To: Steve@urbanplaceconsulting.com

Cc: Jose Flores <Jose.Flores@lacity.org>

Good Morning,

The attached 2017/2018 Government & Public Agencies Payment Report is for your information.

If you have any questions please feel free to contact our office at [213-978-1099](tel:213-978-1099).

Thank you.

--

LaMeisha Shull
Sr. Administrative Clerk
Office of the City Clerk
Special Assessment Section
Neighborhood Business Improvement District Division



Figueroa Corridor.pdf
867K



Lameisha Shull <lameisha.shull@lacity.org>

Venice Beach 2017-2018 Government & Public Agencies Payment Report

1 message

Lameisha Shull <lameisha.shull@lacity.org>

Wed, May 16, 2018 at 11:38 AM

To: Mark Sokol <mark@venicebeachbid.com>, Tara Devine <tara@venicebeachbid.com>, venicebid@armanino.onmicrosoft.com, Marcus Lieber <Marcus.Lieber@armaninollp.com>

Good Morning,

The attached 2017/2018 Government & Public Agencies Payment Report is for your information.

If you have any questions please feel free to contact our office at [213-978-1099](tel:213-978-1099).

Thank you.

--

LaMeisha Shull
Sr. Administrative Clerk
Office of the City Clerk
Special Assessment Section
Neighborhood Business Improvement District Division

 Venice Beach.pdf
760K



Thomas Nelson <thomas.nelson@lacity.org>

Figueroa Corridor available funds for May 2018

Thomas Nelson <thomas.nelson@lacity.org>

Tue, May 22, 2018 at 2:16 PM

To: Aaron Aulenta <aaron@urbanplaceconsulting.com>, Adriana Velazquez <adriana.velazquez@lacity.org>, Eugene Van Cise <eugene.vancise@lacity.org>, Maximo Fortu <maximo.fortu@lacity.org>, Steve Gibson <steve@urbanplaceconsulting.com>

Good afternoon,

Please see attached transmission sheet for available reimbursement. Please attach this transmission sheet to the invoice you mail to us. Have a great day.

Thank you,
Thomas Nelson

--

Tom Nelson
Accounting Clerk
City Clerk NBIDS section
Los Angeles



Figueroa Corridor.pdf
86K



Thomas Nelson <thomas.nelson@lacity.org>

North Hollywood available funds for May 2018

Thomas Nelson <thomas.nelson@lacity.org>

Tue, May 22, 2018 at 2:29 PM

To: Aaron Aulenta <aaron@urbanplaceconsulting.com>, Adriana Velazquez <adriana.velazquez@lacity.org>, Eugene Van Cise <eugene.vancise@lacity.org>, Maximo Fortu <maximo.fortu@lacity.org>, Steve Gibson <steve@urbanplaceconsulting.com>

Good afternoon,

Please see attached transmission sheet for available reimbursement. Please attach this transmission sheet to the invoice you mail to us. Have a great day.

Thank you,
Thomas Nelson

--

Tom Nelson
Accounting Clerk
City Clerk NBIDS section
Los Angeles



North Hollywood.pdf
84K

HOLLY L. WOLCOTT
CITY CLERK

SHANNON D. HOPPE
EXECUTIVE OFFICER

City of Los Angeles
CALIFORNIA



ERIC GARCETTI
MAYOR

OFFICE OF THE
CITY CLERK

Neighborhood and Business
Improvement District Division
200 N. Spring Street, Room 224
Los Angeles, CA 90012
(213) 978-1099
FAX: (213) 978-1130

MIRANDA PASTER
DIVISION MANAGER

clerk.lacity.org

FACSIMILE TRANSMISSION COVER SHEET

DATE: 05/20/2018

TO: Steve Gibson, Chief Operating Officer

FAX NO. (213) 746-7876

FROM: Thomas Nelson, Accounts Payable

SUBJECT: BUSINESS IMPROVEMENT DISTRICT FUNDING

Number of pages, including this cover sheet
Sent from fax number: (213) 978-1130
To request a retransmission, please call: (213) 978-1099

District Name: FIGUEROA CORRIDOR

Account No.: 18876

County Remittance 4/24/2018

328,765.26

Accrued Interest 01/1/18 to 03/30/18

209.09

Available for Reimbursement

\$328,974.35

PRIVACY NOTICE

This message is intended for the use of the individual or entity to which it is addressed and may contain material that is privileged, confidential or exempt from disclosure under Federal or state law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is prohibited.

**COUNTY OF LOS ANGELES - AUDITOR/CONTROLLER, TAX DIVISION
CITY REMITTANCE ADVICE SUMMARY**

F/Y 2017-2018

DATE OF REMITTANCE: April 20, 2018

ACCT.#	DESCRIPTION	TYPE	2017-2018	2017-2018
			PROPERTY TAX REVENUE	SECURED 85% ADVANCE
188.76	FIGUEROA CORRIDOR BID	1%	-	-
		D/S	328,765.26	328,765.26
		AIR	-	-
		TL	328,765.26	328,765.26

HOLLY L. WOLCOTT
CITY CLERK

SHANNON D. HOPPE
EXECUTIVE OFFICER

City of Los Angeles
CALIFORNIA



ERIC GARCETTI
MAYOR

OFFICE OF THE
CITY CLERK

Neighborhood and Business
Improvement District Division
200 N. Spring Street, Room 224
Los Angeles, CA 90012
(213) 978-1099
FAX: (213) 978-1130

MIRANDA PASTER
DIVISION MANAGER

clerk.lacity.org

FACSIMILE TRANSMISSION COVER SHEET

DATE: 05/20/2018
TO: Steve Gibson, Executive Director **FAX NO.** (213) 746-7876
FROM: Thomas Nelson, Accounts Payable
SUBJECT: BUSINESS IMPROVEMENT DISTRICT FUNDING
2 Number of pages, including this cover sheet
Sent from fax number: (213) 978-1130
To request a retransmission, please call: (213) 978-1099

District Name: NORTH HOLLYWOOD

Account No.: 18881

County Remittance 4/24/2018	134,823.45
SAS Collections 4/24/2018	124,072.99
Accrued Interest 01/01/2018 to 03/30/2018	78.93
Available for Reimbursement	<u>\$258,975.37</u>

PRIVACY NOTICE

This message is intended for the use of the individual or entity to which it is addressed and may contain material that is privileged, confidential or exempt from disclosure under Federal or state law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is prohibited.

**COUNTY OF LOS ANGELES - AUDITOR/CONTROLLER, TAX DIVISION
CITY REMITTANCE ADVICE SUMMARY**

F/Y 2017-2018

DATE OF REMITTANCE: April 20, 2018

ACCT.#	DESCRIPTION	TYPE	2017-2018 PROPERTY TAX REVENUE	2017-2018 SECURED 85% ADVANCE
188.81	NORTH HOLLYWOOD BID	1% D/S AIR TL	- 134,823.45 - 134,823.45	- 134,823.45 - 134,823.45



Rita Moreno <rita.moreno@lacity.org>

Historic Core BID Renewal: MDP & ER submission (REVISED FINAL/ballot stage)

5 messages

Tara Devine <tara@devine-strategies.com>

Mon, May 14, 2018 at 10:34 PM

To: Holly Wolcott <Holly.Wolcott@lacity.org>, "Hoppes, Shannon" <shannon.hoppes@lacity.org>, Rita Moreno <Rita.Moreno@lacity.org>

Cc: Blair Besten <blair@historiccore.bid>, Ed Henning <mred2@earthlink.net>

The term has been revised to 2019-2023 and corresponding changes have been made to the map, ER and MDP. No changes to boundaries, assessments, etc.

Word and PDF versions of both docs are attached.

If one of the Clerk staff would kindly confirm receipt, it would be appreciated.

4 attachments

 **FINAL LA HC BID ER v1.5 5-14-18.docx**
682K

 **FINAL LA HC BID ER v1.5 5-14-18.pdf**
1910K

 **2018.05.14 Historic MDP FINAL.docx**
859K

 **2018.05.14 Historic MDP FINAL.pdf**
1552K

Holly Wolcott <holly.wolcott@lacity.org>

Tue, May 15, 2018 at 7:17 AM

To: Tara Devine <tara@devine-strategies.com>

Cc: Shannon Hoppes <shannon.hoppes@lacity.org>, Rita Moreno <rita.moreno@lacity.org>, Blair Besten <blair@historiccore.bid>, Ed Henning <mred2@earthlink.net>

We have received. Thanks.

[Quoted text hidden]

Rita Moreno <rita.moreno@lacity.org>

Tue, May 15, 2018 at 8:40 AM

To: Tara Devine <tara@devine-strategies.com>, Ed Henning <mred2@earthlink.net>

Cc: Shannon Hoppes <shannon.hoppes@lacity.org>, Blair Besten <blair@historiccore.bid>, Holly Wolcott <holly.wolcott@lacity.org>

Hi Tara,

Please confirm that the only changes that have been made are the following:

Term: from 2019 - 2026 to 2019 - 2023, and from eight (8) years to five (5) years.
The maximum assessment for five (5) years is estimated to be \$12,363,806.46.

Thanks.

Rita

[Quoted text hidden]

--

Rita Moreno
City of Los Angeles
Office of the City Clerk

Neighborhood and Business Improvement District Division
200 N. Spring Street, 3rd Floor #395
Los Angeles, CA 90012
Office (213) 978-1122
Fax (213) 978-1079



Tara Devine <tara@devine-strategies.com>

Tue, May 15, 2018 at 10:04 AM

To: Rita Moreno <rita.moreno@lacity.org>

Cc: Ed Henning <mred2@earthlink.net>, Shannon Hoppes <shannon.hoppes@lacity.org>, Blair Besten <blair@historiccore.bid>, Holly Wolcott <holly.wolcott@lacity.org>

See inline responses below.

On Tue, May 15, 2018 at 8:40 AM, Rita Moreno <rita.moreno@lacity.org> wrote:

Hi Tara,

Please confirm that the only changes that have been made are the following:

Term: from 2019 - 2026 to 2019 - 2023, and from eight (8) years to five (5) years.

YES. I also fixed one typo in my document. It was something unmemorable, like a missing letter in a word.

The maximum assessment for five (5) years is estimated to be \$12,363,806.46.

YES, this is the correct maximum amount for special benefit (assessment) revenue. Does not include the general benefit income.

Thanks.

Rita

On Tue, May 15, 2018 at 7:17 AM, Holly Wolcott <holly.wolcott@lacity.org> wrote:

We have received. Thanks.

On Mon, May 14, 2018, 10:35 PM Tara Devine <tara@devine-strategies.com> wrote:

The term has been revised to 2019-2023 and corresponding changes have been made to the map, ER and MDP. No changes to boundaries, assessments, etc.

Word and PDF versions of both docs are attached.

If one of the Clerk staff would kindly confirm receipt, it would be appreciated.

--

Rita Moreno
City of Los Angeles
Office of the City Clerk
Neighborhood and Business Improvement District Division
200 N. Spring Street, 3rd Floor #395
Los Angeles, CA 90012

Office (213) 978-1122
Fax (213) 978-1079



Rita Moreno <rita.moreno@lacity.org>

Tue, May 15, 2018 at 10:53 AM

To: Tara Devine <tara@devine-strategies.com>

Cc: Ed Henning <mred2@earthlink.net>, Shannon Hoppes <shannon.hoppes@lacity.org>, Blair Besten <blair@historiccore.bid>, Holly Wolcott <holly.wolcott@lacity.org>

Okay, thanks Tara.

[Quoted text hidden]

ATTACHMENT 1

HISTORIC CORE PROPERTY & BUSINESS IMPROVEMENT DISTRICT RENEWAL

ASSESSMENT ENGINEER'S REPORT

*Formed in 1998 and Being Renewed for 5 Years Pursuant to
California Streets and Highways Code Section 36600 et seq.
Property Business Improvement District Act of 1994, as amended*

*Prepared by
Edward V. Henning
California Registered Professional Engineer # 26549
Edward Henning & Associates*

May 14, 2018

v1.5

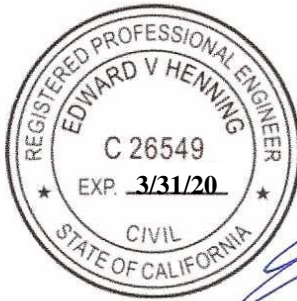
HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

ASSESSMENT ENGINEER’S REPORT

To Whom It May Concern:

I hereby certify to the best of my professional knowledge and experience that each of the identified benefiting properties located within the proposed renewed Historic Core Property & Business Improvement District ("HCBID") being renewed for a five (5) year term will receive a special benefit over and above the benefits conferred on the public at large and that the amount of the proposed assessment is proportional to, and no greater than the benefits conferred on each respective property.

Prepared by Edward V. Henning, California Registered Professional Engineer # 26549



A handwritten signature in blue ink, appearing to read "Edward V. Henning", written over a horizontal line.

RPE #26549

May 14, 2018

Edward V. Henning

Date

(NOT VALID WITHOUT SIGNATURE AND CERTIFICATION SEAL HERE)

Introduction

This report serves as the “detailed engineer’s report” required by Section 4(b) of Article XIIIID of the California Constitution (Proposition 218) to support the benefit property assessments proposed to be levied within the proposed renewed HCBID in the City of Los Angeles, California being renewed for a five (5) year term. The discussion and analysis contained within this Report constitutes the required “nexus” of rationale between assessment amounts levied and special benefits derived by real properties within the proposed renewed HCBID.

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

Background

The HCBID is a property-based benefit assessment type district being renewed for a five (5) year term pursuant to Section 36600 et seq. of the California Streets and Highways Code (as amended), also known as the Property and Business Improvement District Law of 1994 (the “Act”). Due to the benefit assessment nature of assessments levied within a property and business improvement district (“PBID”), district program costs are to be distributed amongst all identified benefiting properties based on the proportional amount of special program benefit each property is expected to derive from the assessments levied. Within the Act, frequent references are made to the concept of relative “benefit” received from PBID programs and activities versus amount of assessment paid. Only those properties expected to derive special benefits from PBID funded programs and activities may be assessed and only in an amount proportional to the relative special benefits expected to be received.

Supplemental Article XIID Section 4(b) California Constitution

Proposition 218 Procedures and Requirements

Proposition 218, approved by the voters of California in November of 1996, adds a supplemental array of procedures and requirements to be carried out prior to levying a property-based assessment like the HCBID. These requirements are in addition to requirements imposed by State and local assessment enabling laws. These requirements were “chaptered” into law as Article XIID Section 4(b) of the California Constitution.

Since Article XIID provisions will affect all subsequent calculations to be made in the final assessment formula for the HCBID, these supplemental requirements will be taken into account. The key provisions of Article XIID along with a description of how the HCBID complies with each of these provisions are delineated below.

(Note: All section references below pertain to Article XIII of the California Constitution):

Finding 1. From Section 4(a): “Identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed”

District Boundary – Description and Rationale

District Boundary Rationale: The District generally conforms with the original, pre-WWII center of the City of Los Angeles, and was home to many of its earliest commercial businesses and financial institutions. The District (and the greater Downtown LA area that had developed outward from it) experienced a general decline post-WWII, from which it did not fully recover until the next century. Today, the majority of its beautiful historic structures are fully revitalized. Many originally commercial buildings have been redeveloped as housing; others remain office space. The District is home to the Broadway Historic Theater District, the largest collection of historic theaters on a single street in the U.S. Many of the historic theaters, long dormant, now have regular programming and a few have been repurposed. New infill construction has complemented this redevelopment and helped to create one of the densest neighborhoods in modern Los Angeles. The District is also home to more protests, marches, special events and filming than most neighborhoods in Los Angeles. Today, the District is arguably the busiest, most diverse, and most 24/7 neighborhood in Downtown Los Angeles.

The District proposes to expand approximately one block to 1) complete an incomplete block bounded by 5th/Maple/6th/Los Angeles, and 2) include the Central Division of the Los Angeles Police Department. The identified assessed parcels added to complete the block bounded by 5th/Maple/6th/Los Angeles will specially benefit from District services; currently they are unserved while parcels on either side of them are serviced. At times, trash, debris and nuisance activity in this block naturally gravitate towards these parcels that are unserved by the District. Comprehensive delivery of District services to the entire block will enhance the safety, cleanliness and attractiveness of these added identified assessed parcels. Central Division is being added now because its relationship with the District has changed over time. Central Division receives vastly greater foot traffic, and more in-person visitors, much of it originating from the District, than at any time in recent history. Furthermore, Central Division, with large, monolithic walls, minimal landscaping, and no on-site maintenance unit, has long struggled to maintain its perimeter in a safe, clean and attractive way for employees and visitors. The entrance to the station, as well as its perimeter, is more often than not strewn with litter and debris. Safe team services will prevent much of this activity, and clean team services will ensure that any continuing activity is promptly addressed and litter/debris is promptly removed; as such, this identified assessed parcel shall specially benefit from the addition of District services.

The Historic Core is centrally located within Downtown Los Angeles, and is bounded by three other existing Business Improvement Districts (BIDs): the Downtown Center BID, the Greater South Park BID and the Los Angeles Fashion District BID. The proposed renewed District generally includes all properties between 4th Street on the north, Olympic Boulevard on the south, an irregular western boundary formed principally by the Downtown Center BID and an irregular eastern boundary formed principally by the western boundary of the Los Angeles Fashion District BID. Some of these BIDs were established prior to, or at the same time as, the establishment of the District. State PBID Law (Streets and Highways Code Section 36622) declares that: “The boundaries of a proposed property assessment district shall not overlap with the boundaries of another existing property assessment district

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

created pursuant to this part.” As a result, a portion of the District boundaries were determined by existing BID(s.)

District Boundary Description: The District includes portions of the north-south corridors along Hill Street, Broadway, Spring Street, Main Street, Los Angeles Street, Maple Avenue and Wall Street, and portions of the east-west corridors along 4th Street, 5th Street, 6th Street, 7th Street, 8th Street, 9th Street, and Olympic Boulevard.

The proposed renewed District is bounded by three other existing Business Improvement Districts (BIDs): the Downtown Center BID, the Greater South Park BID and the Los Angeles Fashion District BID. To the north, the proposed renewed District is bounded by the Downtown Center BID. To the south, the District is bounded by the the Greater South Park BID. To the east, the proposed renewed District is primarily bounded by the Los Angeles Fashion District BID. The boundary of the proposed renewed District and parcels within it are shown on the map of the District in Appendix 2 of this Report. The District includes all parcels within the detailed boundaries described below.

True Point of Beginning: Beginning at the northwest corner of the District, at the intersection of 4th Street and the northerly prolongation of the west property line of APN 5149025901, and continuing east along the centerline of 4th Street to the centerline of the most westerly of the two unnamed alleys that run parallel to and between Los Angeles and Wall Streets; thence south along said centerline of the most westerly of the two unnamed alleys that run parallel to and between Los Angeles and Wall Streets to the northerly prolongation of the east property line of APN 5148010027; thence south along said east property line of said APN 5148010027 and continuing along the east property line of APN 5148010028 to the intersection of the southerly prolongation of said APN 5148010028 with the centerline of 5th Street; thence east along said centerline of 5th Street to its intersection with the centerline of Wall Street; thence south along said centerline of Wall Street to its intersection with the centerline of 6th Street; thence west along said centerline of 6th Street to its intersection with the centerline of Los Angeles Street; thence south along said centerline of Los Angeles Street to its intersection with the easterly prolongation of the south property line of APN 5148021015; thence west along said south property line of APN 5148021015 to its intersection with the east property line of APN 5148021021; thence south along said east property line of said APN 5148021021 to its intersection with the centerline of Werdin Place; thence south along said centerline of Werdin Place to its intersection with the easterly prolongation of the south property line of APN 5148021011; thence west along said south property line of said APN 5148021011 to its intersection with the centerline of Main Street; thence south along said centerline of Main Street to its intersection with the centerline of 7th Street; thence west along said centerline of 7th Street to its intersection with the centerline of Frank Court; thence south along said centerline of Frank Court and continuing south along the east property line of APN 5144016067 to its intersection with the south property line of said APN 5144016067; thence west along said south property line of said APN 5144016067 to the centerline of Broadway; thence south along said centerline of Broadway to its intersection with the centerline of 9th Street; thence west along said centerline of 9th Street to its intersection with the centerline of Blackstone Court; thence south along said centerline of Blackstone Court to its intersection with the centerline of Olympic Boulevard; thence west along said centerline of Olympic Boulevard to its intersection with the centerline of Hill Street; thence north along said centerline of Hill Street to its intersection with the centerline of 8th Street; thence east along said centerline of 8th Street to its intersection with the southerly

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

prolongation of the west property line of APN 5144014026; thence north along said west property line of said APN 5144014026 and continuing along the west property lines of APN 5144014029, APN 5144014030, APN 5144014031 and APN 5144014032 to the intersection of said APN 5144014032 with the centerline of St Vincent Court; thence north along said centerline of St Vincent Court to its intersection with the north property line of APN 5144003014; thence east along said north property line of said APN 5144003014 to its intersection with the centerline of Broadway; thence north along said centerline of Broadway to its intersection with the easterly prolongation of the south property line of APN 5144003016; thence west along said south property line of said APN 5144003016 to its intersection with the centerline of St Vincent Court; thence north along said centerline of St Vincent Court (which becomes Lindley Place); thence north along said centerline of Lindley Place to its intersection with the south property line of APN 5149026001; thence north along the west property line of said APN 5149026001 and continuing along the west property lines of APN 5149026002, APN 5149026008, APN 5149026003, APN 5149025001, APN 5149025900 and said APN 5149025901 to the intersection of the northerly prolongation of said west property line of said APN 5149025901 and the centerline of 4th Street (also known as the True Point of Beginning.)

There is one zone within the District; its boundaries are identical to the District boundaries.

A list of all parcels included in the proposed renewed HCBID is shown as Appendix 1, attached to this Report with their respective Los Angeles County assessor parcel number. The boundary of the proposed renewed HCBID is shown on the map of the proposed renewed HCBID attached as Appendix 2 to this Report.

All identified assessed parcels within the above-described boundaries shall be assessed to fund supplemental special benefit programs, services and improvements as outlined in this Report and in the Management District Plan. All HCBID funded services, programs and improvements provided within the above described boundaries shall confer special benefit to identified assessed parcels inside the District boundaries and none will be provided outside of the District. Each assessed parcel within the HCBID will proportionately specially benefit from the District funded programs and services such as supplemental Clean & Safe, Administration & Corporate Operations, and Communications & Development. These services, programs and improvements are intended to improve commerce, employment, rents and occupancy rates and investment return of individually identified assessed parcels and businesses on them within the HCBID. The HCBID confers special benefits on each and every individually assessed parcel by reducing crime, improving aesthetics and professionally marketing goods and services available from individually identified assessed parcels and the businesses on them within the District, all considered necessary in a competitive properly managed mixed-use business district. All District funded services programs and improvements are considered supplemental, above normal base level services provided by the City of Los Angeles and are only provided for the special benefit of identified assessed parcels within the boundaries of the proposed renewed HCBID.

The District includes 1656 parcels, all of which are identified as assessable within one benefit zone and which are listed in the Assessment Roll included as Appendix 1. For further information, a District Boundary Map is included as Appendix 2.

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

Finding 2. From Section 4(a): “Separate general benefits (if any) from the special benefits conferred on parcel(s). Only special benefits are assessable. “

QUANTITATIVE BENEFIT ANALYSIS

As stipulated in Article XIID Section 4(b) of the California Constitution, assessment district programs and activities confer a combination of general and special benefits to properties, but the only program benefits that can be assessed are those that provide special benefit to the assessed properties. For the purposes of this analysis, a “general benefit” is hereby defined as: “A benefit to properties in the area and in the surrounding community or benefit to the public in general resulting from the improvement, activity, or service to be provided by the assessment levied”. “Special benefit” as defined by the California State Constitution means a distinct benefit over and above general benefits conferred on real property located in the district or to the public at large.

The property uses within the boundaries of the HCBID that will receive special benefits from District funded programs and services are currently a mix of general commercial, retail, office, entertainment, parking, residential and government facilities. Services, programs and improvements provided and funded by the HCBID (i.e. Clean & Safe, Administration & Corporate Operations, and Communications & Development) are primarily designed to provide special benefits to identified assessed parcels and the array of land uses within the boundaries of the HCBID as described in the Work Plan Details starting on page 10 of this Report.

The proposed HCBID programs, improvements and services and Year 1 – 2019 budget allocations are shown in the Table below:

Year 1 – 2019 District Special Benefit Budget (Assessment Revenue Only)

WORK PLAN CATEGORY	ALLOCATION	%
CLEAN & SAFE	\$1,633,402.29	73%
ADMINISTRATION/OPERATIONS	\$402,756.73	18%
COMMUNICATIONS/DEVELOPMENT	\$201,378.36	9%
TOTAL	\$2,237,537.38	100%

The special benefits conferred on identified assessed parcels within the HCBID are particular and distinct to each and every identified assessed parcel within the HCBID and are not provided to non-assessed parcels outside of the HCBID. These programs, services and improvements will only be provided to each individual assessed parcel within the HCBID boundaries and, in turn, confer proportionate "special benefits" to each assessed parcel.

In the case of the HCBID, the very nature of the purpose of this District is to fund supplemental programs, services and improvements to identified assessed parcels within the HCBID boundaries above and beyond what is being currently funded either via normal tax supported methods or other funding sources. The City of Los Angeles does not provide these supplemental programs and services. All benefits derived from the assessments to be levied on identified assessed parcels within the HCBID

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

are for services, programs and improvements directly benefiting each individual assessed parcel within the HCBID. No District funded services, activities or programs will be provided outside of the HCBID boundaries.

While every attempt is made to provide District services and programs to confer benefits only to those identified assessed parcels within the HCBID, the California State Constitution was amended via Proposition 218 to stipulate that general benefits exist, either by design or unintentional, in all assessment districts and that a portion of the program costs must be considered attributable to general benefits and assigned a value. General benefits cannot be funded by assessment revenues. General benefits might be conferred on parcels within the HCBID, or “spillover” onto parcels surrounding the HCBID, or to the public at large who might be passing through the HCBID with no intention of transacting business within the HCBID or interest in the HCBID itself.

Empirical assessment engineering analysis throughout California has found that general benefits within a given business improvement district tend to range from 2-6% of the total costs. There are three methods that have been used by this Engineer for determining general and special benefit values within assessment districts:

- (1) The parcel by parcel allocation method
- (2) The program/activity line item allocation method, and
- (3) The composite district overlay determinant method.

A majority of PBIDs in California for which this Assessment Engineer has provided assessment engineering services since the enactment of Proposition 218, (Article XIIIID Section 4(b) of the California Constitution) have used Method #3, the composite district overlay determinant method which will be used for the HCBID. This method of computing the value of general benefit involves a composite of three distinct types of general benefit – general benefit to identified assessed parcels within the HCBID, general benefit to the public at large within the HCBID and general benefit to parcels outside the HCBID.

General Benefit – Identified Assessed Parcels within District

HCBID funded programs are narrowly designed and carefully implemented to specially benefit the assessed District parcels and are only provided for the special benefit to each and every assessed parcel within the District. It is the opinion of this Engineer, based on over 30 years of professional assessment engineering experience, that nearly 100% of benefits conferred on identified assessed parcels within the District are distinct and special but in the case of the HCBID, it is projected that there are 0.25% general benefits conferred on these identified assessed parcels. This high ratio of special benefits to general benefits is because the HCBID funded programs and services are specially geared to the unique needs of each assessed parcel within the HCBID and are directed specially only to these identified assessed parcels within the HCBID. This concept is further reinforced by the proportionality of special benefits conferred on each assessed parcel within the District as determined by the special benefit assessment formula as it is applied to the unique and varying property characteristics of each assessed parcel. The computed 0.25% general benefit value on identified assessed parcels within the HCBID equates to \$5,593.84 (.25% x \$2,237,537.38).

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

General Benefit - Public At Large

While the HCBID funded programs are narrowly designed and carefully implemented to specially benefit the assessed District properties and are only provided for the special benefit to each and every assessed parcel within the District, these District funded programs may also provide an incidental general benefit to the public at large within the District. Assessment Engineering experience in California has found that generally well over 95% of people moving about within PBID boundaries are engaged in business related to identified assessed parcels and businesses contained on them within the District, while the public at large “just passing through” is typically much less than 5%. Based on this experience curve and the focused nature of the proposed HCBID funded programs and over 30 years of assessment engineering experience, it is the opinion of this Engineer that general benefit factors for each of the HCBID funded special benefit program element costs that might provide an immediate general benefit to the public at large are as shown in the chart below. These factors are applied to each program element costs in order to compute the dollar and percent value of general benefits to the public at large. The total dollar value of this general benefit type equates to \$8,771.15 as delineated in the following chart:

General Benefits To “Public At Large”

	A	B	C	E
Program Element	Dollar Allocation	General Benefit Percent	General Benefit Factor	General Benefit Value (A x C)
Clean & Safe	\$1,633,402.29	0.5%	0.005	\$8,167.01
Administration & Corporate Operations	\$402,756.73	0.1%	0.001	\$402.76
Communications & Development	\$201,378.36	0.1%	0.001	201.38
TOTAL				\$8,771.15

Spillover General Benefits to Parcels Outside of District

While District programs and services will not be provided directly to parcels outside the District boundaries, it is reasonable to conclude that District services may confer an indirect general benefit on parcels immediately adjacent to the District boundaries. An inventory of the District boundaries finds that the District is surrounded by 98 parcels, of which 75 are adjacent to or across a street or alley from the proposed HCBID within other existing BIDs and 23 are not within other BIDs. It is noted that for this segment of the benefit analysis, condominium complexes within and outside of the HCBID are counted as a single parcel rather than the multitude of individually subdivided real property units.

The 98 parcels outside the District boundaries can reasonably be assumed to receive some indirect general benefit as a result of BID funded programs, services and improvements. Based on over 30 years of assessment engineering experience, it is the opinion of this Engineer that a benefit factor of 1.0 be attributed to the 217 identified assessed parcels within the District; a benefit factor of 0.01 be attributed to general benefits conferred on the 75 outside parcels within other BIDs and a benefit factor of 0.05

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

be attributed to general benefits conferred on the 23 outside parcels not within other BIDs. The cumulative dollar value of this general benefit type equates to \$19,591.88 (\$7,732.92+\$11,858.96) as delineated in the Table below.

“Spillover” General Benefits

Parcel Type	Quantity *	Benefit Factor	Benefit Units	Benefit Percent	Benefit Value
Identified assessed parcels in the District	217	1.00	217	99.1320%	\$2,237,537.38
Parcels Outside the District within other BIDs	75	0.01	0.75	0.3426%	\$7,732.92
Parcels Outside the District not within other BIDs	23	0.05	1.15	0.5254%	\$11,858.96
TOTAL			218.90	100.00%	\$2,257,129.26

** It is noted that for this segment of the benefit analysis, condominium complexes within and outside of the HCBID are considered a single parcel rather than the multitude of individually subdivided real property units.*

Composite General Benefit

Based on the general benefit values delineated in the three sections above, the total value of general benefits conferred on identified assessed parcels within the District, the public at large and parcels outside the District equates to \$33,856.87 (\$5,593.84 + 8,771.15 + \$19,591.88) or 1.50%. This leaves a value of 98.5% assigned to special benefit related costs. The general benefit value of \$33,856.87 when added to the special benefit value of \$2,237,537.38 (Year 1 –2019 assessments) equates to a total Year 1 – 2019 program cost of \$2,271,611.55. Remaining costs that are attributed to general benefits, will need to be derived from other sources. A comparison of special and general benefit funding sources is shown in the Table on page 26 of this Report.

A breakdown of projected special and general benefit costs for each year of the 5-year renewal term is shown in the following Table:

5 Year Special + General Benefit Costs

YR	PROGRAM CATEGORY	SPECIAL BENEFIT ASSESSMENT COSTS	GENERAL BENEFIT NON-ASSESSMENT COSTS	TOTAL ADJUSTED COSTS	% OF TOTAL
1	Clean & Safe	\$1,633,402.29	\$24,874.14	\$1,658,276.43	73%
	Administration/Corporate Operations	\$402,756.73	\$6,133.35	\$408,890.08	18%
	Communications/Development	\$201,378.36	\$3,066.68	\$204,445.04	9%
	Total	\$2,237,537.38	\$34,074.17	\$2,271,611.55	100%
2	Clean & Safe	\$1,715,072.40	\$26,117.85	\$1,741,190.25	73%

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

	Administration/Corporate Operations	\$422,894.57	\$6,440.02	\$429,334.59	18%
	Communications/Development	<u>\$211,447.28</u>	<u>\$3,220.01</u>	<u>\$214,667.29</u>	<u>9%</u>
	Total	\$2,349,414.25	\$35,777.88	\$2,385,192.13	100%
3	Clean & Safe	\$1,800,826.02	\$27,423.74	\$1,828,249.76	73%
	Administration/Corporate Operations	\$444,039.29	\$6,762.02	\$450,801.31	18%
	Communications/Development	<u>\$222,019.64</u>	<u>\$3,381.01</u>	<u>\$225,400.65</u>	<u>9%</u>
	Total	\$2,466,884.95	\$37,566.77	\$2,504,451.72	100%
4	Clean & Safe	\$1,890,867.33	\$28,794.93	\$1,919,662.26	73%
	Administration/Corporate Operations	\$466,241.26	\$7,100.12	\$473,341.38	18%
	Communications/Development	<u>\$233,120.62</u>	<u>\$3,550.06</u>	<u>\$236,670.68</u>	<u>9%</u>
	Total	\$2,590,229.21	\$39,445.11	\$2,629,674.32	100%
5	Clean & Safe	\$1,985,410.69	\$30,234.68	\$2,015,645.37	73%
	Administration/Corporate Operations	\$489,553.32	\$7,455.13	\$497,008.45	18%
	Communications/Development	<u>\$244,776.66</u>	<u>\$3,727.56</u>	<u>\$248,504.22</u>	<u>9%</u>
	Total	\$2,719,740.67	\$41,417.37	\$2,761,158.04	100%

DISTRICT WORK PLAN

Overview

The Programs and activities to be funded by the HCBID include Clean & Safe, Administration & Corporate Operations and Communications & Development. The parcels in the District are mostly commercially zoned, with a small number of high-density residentially (mixed-use) zoned parcels on the southern and eastern edges, and a small number of public facilities (PF) zoned parcels on the northern and eastern edges. The property uses within the boundaries of the HCBID that will receive special benefits from District funded programs, services and improvements are currently a mix of general commercial, retail, office, commercial parking, government/public uses, residential apartments and mixed-use buildings comprised of residential condominiums over commercial condominiums and/or parking. District funded activities are primarily designed to provide special benefits as described below to identified assessed parcels and array of land uses within the boundaries of the District.

These benefits are particular and distinct to each and every identified assessed parcel within the HCBID and are not provided to non-assessed parcels outside of the District. These programs, services and improvements will only be provided to each individual assessed parcel within the District boundaries and, in turn, confer proportionate "special benefits" to each assessed parcel.

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

In the case of the HCBID, the very nature of the purpose of this District is to fund supplemental programs, services and improvements to identified assessed parcels within the District boundaries above and beyond what is being currently funded either via normal tax supported methods or other funding sources. The City of Los Angeles does not provide these programs and services. All benefits derived from the assessments to be levied on identified assessed parcels within the District are for services, programs and improvements directly benefiting each individual assessed parcel within the District. No District funded services, activities or programs will be provided outside of the District boundaries.

The projected program special benefit cost allocation of the District assessment revenues for the 5-year HCBID term assuming a 5% maximum annual assessment rate increase, commensurate to special benefits received by identified assessed parcels, is shown in the Table on page 15 of this Report.

WORK PLAN DETAILS

The following programs, services and improvements are proposed by the HCBID to specially benefit each and every individually assessed parcel within the District boundaries. HCBID services, programs and improvements will not be provided to parcels outside the District boundary.

1) Clean & Safe Programs \$1,658,276.43 (2019 Special + General Benefit Costs) 73%

Clean encompasses all sidewalk, curb and other right-of-way services for each assessed parcel in the District and includes: sweeping, litter removal, enhanced emptying of trash cans, pressure washing/steam cleaning, graffiti/flyer/sticker/gum removal, tree trimming and weeding. Clean also includes the cost of equipment necessary to provide these services. Clean may also include property owner notification of conditions on private property that are unsafe or unfavorable to creating and preserving a clean and safe environment in the District (e.g. broken window/gate, vandalism, accumulated debris/garbage, etc.) Clean may also include notification to the City or other entities as appropriate (e.g. utilities) of any damage to public infrastructure or utilities.

Safe encompasses all patrol/ambassadorial services for each assessed parcel in the District and includes: personnel on foot, bike, or other vehicles (e.g. Segways, trucks, etc.), ambassadors (specially trained personnel able to provide directions, transit information, business information, event information, social service referrals, etc.), on-call assistance, crowd control, crime prevention activities (e.g. Neighborhood Watch), escort services and distribution of special bulletins (e.g. street closures, emergency alerts.) Safe also includes the cost of equipment necessary to provide these services.nbhj

The goal of the clean and safe programs is to ensure that all identified assessed parcels are clean, safe, and beautiful, thereby creating safe and attractive District, which specially benefits identified assessed parcels. Please see p. 14 of this Report for an explanation of unique clean and safe services provided to residential condominium parcels. Various levels of clean and safe activities will be required over time to maintain the District.

To assist the Owners’ Association in budgeting and the deployment of resources, an incident-

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

tracking software/database has been developed to track calls for clean and safe services. The ongoing maintenance of this database and expansion as deemed necessary is also an important component of the clean and safe programs. This data will help ensure that negative public safety trends are identified quickly and can be addressed effectively with the right deployment of resources. Implementation of new technology to enhance the efficiency and efficacy of clean and safe services is also part of maintaining robust clean and safe programs.

Clean and safe programs will assist in creating a safe and secure environment for each assessed parcel in the District. A dirty or unsafe environment deters commerce and may fail to attract patrons and visitors, and reduce commercial rents and commercial occupancies. For parcels with commercial uses, this activity is designed to increase vehicular and pedestrian traffic, increase commerce and customer activity, attract and retain new business and patrons, and may increase commercial rents and commercial occupancies for the identified assessed parcels within the BID boundaries.

In the case of assessed publicly owned parcels, District funded clean and safe programs and services provide these parcels with safer and enhanced facility entrances and perimeters and better public facilities in turn for their employees, visitors, vendors and users of these public facilities.

Further, in the case of assessed residential use parcels, District funded clean and safe programs and services are designed to improve the security of entrances and perimeters for the special benefit of each assessed residential parcel and in turn, their tenants, visitors and owners, which, in turn, may increase occupancies and rental income. Each assessed parcel will specially benefit from the clean and safe programs and services which will only be provided to, and for the direct benefit of, each identified assessed parcel within the District boundaries.

2) Administration/Corporate Operations \$408,890.08 (2019 Special+General Benefit Costs) 18%

Administration & Corporate Operations includes activities such as: personnel, operations, overhead costs such as office equipment and supplies, professional services (e.g. legal, accounting, insurance), production of the Annual Planning Report and Budget and quarterly reports, facilitation of meetings of the Owners’ Association, Brown Act compliance, outreach to District property and business owners, and participation in professional peer/best practice forums such as the LA BID Consortium, the California Downtown Association or the International Downtown Association. It also covers the costs associated with District renewal, as well as City and/or County fees associated with their oversight and implementation of the District, the Owners’ Association’s compliance with the terms of its contract with the City, and the implementation of the Management District Plan and the Engineer’s Report. Lastly, this component includes reserve funds to cover any contingencies and/or slow pay/late pay of assessments.

This component is key to the proper expenditure of District assessment funds and the administration of District programs and activities for the special benefit of all parcels and land uses within the the District. The District Administration and Corporate Operations program exists only for the purposes of the District and directly relates to the implementation of clean, safe, communications and development programs, which specially benefit each identified assessed parcel within the

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

District boundaries as described in #1 above and #3 below.

- 3) *Communications & Development* \$204,445.04 (*Special + General Benefit Costs*) 9%
Communications & Development includes activities designed to enhance the attractiveness and marketability of these identified assessed parcels through the following activities: production of a quarterly (minimum frequency) newsletter that shall be distributed to property owners in the District, efforts to cultivate and recognize the satisfaction, retention and attraction of businesses, employees and customers/visitors, advertising, response to media inquiries, cultivation of media exposure, and promotion of the District as a great place to live, work or visit through a website and/or social media. To the extent that funds are available, it could also include additional efforts such as a District-wide marketing strategy, holiday lighting, street banners, wayfinding activities, art installation or development of special events (e.g. festival) or other community identity and branding efforts that promote the identified assessed parcels in the District.

For parcels with commercial uses, Communications & Development programs and services are specifically designed to attract more customers, employees, tenants and investors for the special benefit of identified assessed parcels as a result of marketing identified assessed parcels and the goods and services and spaces available on these identified assessed parcels. This in turn, is intended to increase business volumes, sales transactions, commercial occupancies, commercial rental income and investment return.

In the case of publicly owned parcels with commercial space that are assessed for these programs, District funded marketing and district identity creates better public facilities and services on these identified assessed parcels by fostering better informed public employees, visitors, vendors and users of these public facilities. It is noted that publicly owned parcels that are completely occupied and used by the owner agency are not assessed for Communications and Development programs and services. This is discussed in more detail in Finding 5 beginning on page 17 of this Report.

Further, in the case of residential use parcels, District funded marketing and district identity specially benefits each assessed residential parcel and creates better informed tenants, visitors and owners, which, in turn, enhance livability and may increase residential occupancies and rental income. The Communications & Development programs and services will only be provided to, and for the direct and special benefit of, each identified assessed parcel within the District.

Unique services for residential condominiums: Residential condominiums in the District require a higher level of service than other parcels in the District. Residential condominiums shall receive enhanced services in addition to those received by commercial, industrial and commercial condominium parcels in the District. These services correspond directly to the special assessments tied to these parcels, and to the assessment methodology outlined for residential condominium parcels on pages 23-24 of this Report. These enhanced services provided to residential condominium parcels include:

- 1) More frequent sidewalk, curb and gutter cleaning on the frontages adjacent to the residential condominium identified assessed parcels;

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

- 2) More frequent pressure washing/steam cleaning on the frontages adjacent to the residential condominium identified assessed parcels;
- 3) Enhanced patrols in the evening hours, weekends or holidays on the frontages adjacent to the residential condominium identified assessed parcels;
- 4) Installation and restocking of pet waste stations on the frontages adjacent to the residential condominium identified assessed parcels;
- 5) Other services requested by the condominium owners that confer special benefit on the frontages adjacent to the residential condominium identified assessed parcels. Examples may include installing or beautifying planters, creating wayfinding signage, or supporting events that most benefit condominium owners (e.g. a Sunday morning Farmer’s Market), etc.

In summary, all District funded services, programs and improvements described above confer special benefits to identified assessed parcels inside the District boundaries and none will be provided outside of the District. Except as noted herein, each assessed parcel within the District will proportionately specially benefit from the Clean & Safe, Administration & Corporate Operations and Communications & Development. These services, programs and improvements are intended to improve commerce, employment, livability, rents, occupancy rates and investment return of parcels, businesses and residences within the District by reducing crime, litter and debris, and marketing businesses available within the District, all considered necessary in a competitive properly managed contemporary mixed-use business district. All District funded services, programs and improvements are considered supplemental, above normal base level services provided by the City of Los Angeles and are only provided for the special benefit of each and every assessed parcel within the boundaries of the District.

Service Schedule: Service demands may vary year-to-year. The decision to prioritize one special benefit within a particular budget category over another will be reviewed and decided by the Owners’ Association year-by-year. For example, clean services may be the greater priority in year one; safe services may be the greater priority in year two. The goal of a clean and safe District is constant; the type and frequency of specific services necessary to achieve this goal may vary based on special benefit needs. Similarly, actual service hours and deployment schedules may vary during the year in order to best meet the needs of the District. Maintaining a strong baseline of cleanliness and safety is viewed by the District Steering Committee as an essential foundation for all other District activities.

The Owners’ Association Board of Directors will develop and refine a detailed operation deployment schedule; upon establishment of the District and commencement of services, property owners may request copies of the annual planning report, quarterly reports and a current deployment schedule from the Owners’ Association to fully understand the current type and schedule of services and improvements in the District.

It is recognized that market conditions may cause the cost of providing goods and services to fluctuate from year to year during the 5-year term of the proposed renewed District. Accordingly, the Owners’ Association shall have the ability to reallocate up to 10% of any budget line item within the budget categories based on such cost fluctuations subject to the review and approval by the Owners’ Association Board and included in the Annual Planning Report that will be approved by the Los Angeles City Council pursuant to Streets and Highways Code Section 36650. Any accrued interest or

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

delinquent payments may be expended in accordance with the Management District Plan in any budget category.

Lastly, resources permitting, the District may pursue any grant funding for which it is eligible in order to augment any or all of these budget categories.

WORK PLAN BUDGET

Each identified assessed parcel within the HCBID will be assessed the full amount of the proportionate special benefit conferred upon as delineated in this Report.

In order to carry out the District programs outlined in the previous section, a Year 1 assessment budget of \$2,237,537.38 is projected. Since the renewed District is planned for an 5-year term, projected program costs for future years (Years 2-5) are set at the inception of the HCBID. While future inflationary and other program cost increases are unknown at this point, a built in maximum increase of 5% per annum, commensurate to special benefits received by identified assessed parcels, is incorporated into the projected program costs and assessment rates for the 5-year HCBID term.

Any accrued interest or delinquent payments may be expended in any budget category. Any annual budget surplus shall be rolled over into the following year’s budget for the District, or may be used to cover the costs of renewal of the district. The budget for that year shall be set by the Owners’ Association and included in an Annual Plan for the City Council’s review and approval, in accordance with the Management District Plan. Rollover funds should be expended categorically, be considered when determining the rate of increase or decrease (if any), and remain commensurate with special benefits received by identified assessed parcels. If the District expires with a surplus, funds may be rolled over into a renewed or reformed District if established, but shall only be expended on those identified assessed parcels that were assessed in the original District; if none is established, the surplus shall be returned, on a pro rata basis, to each property owner in the District, in accordance with State law.

The projected District program special benefit (assessment) cost allocation budgets for Years 1-5 (2019-2023), assuming a maximum annual increase of 5%, commensurate to special benefits received by identified assessed parcels, are shown in the following Table:

YEAR 1-5 PROJECED DISTRICT ASSESSMENT BUDGET SUMMARY (Special Benefit Costs)

(Assumes 5% max rate increase per year)

YR	CLEAN & SAFE	%	ADMINISTRATION & CORPORATE OPERATIONS	%	COMMUNICATIONS & DEVELOPMENT	%	TOTAL
1	\$1,633,402.29	73%	\$402,756.73	18%	\$201,378.36	9%	\$2,237,537.38
2	\$1,715,072.40	73%	\$422,894.56	18%	\$211,447.28	9%	\$2,349,414.24
3	\$1,800,826.02	73%	\$444,039.29	18%	\$222,019.65	9%	\$2,466,884.96

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

4	\$1,890,867.32	73%	\$466,241.26	18%	\$233,120.63	9%	\$2,590,229.21
5	\$1,985,410.69	73%	\$489,553.32	18%	\$244,776.66	9%	\$2,719,740.67

The HCBID assessments may increase for each individual parcel each year during the 5-year effective operating period, but not to exceed 5% per year, commensurate to special benefits received by identified assessed parcels, and must be approved by the Owners’ Association Board of Directors, included in the Annual Planning Report and adopted by the City of Los Angeles City Council. Any accrued interest and delinquent payments will be expended within the budgeted categories. The Owners’ Association Board of the Directors (“Property Owner’s Association of the HCBID) shall determine the percentage increase to the annual assessment and the methodology employed to determine the amount of the increase. The Owners’ Association Executive Director shall communicate the annual increase to the City each year in which the District operates at a time determined in the Administration Contract held between the Owners’ Association and the City of Los Angeles. No bonds are to be issued in conjunction with the proposed renewed District.

Pursuant to Section 36671 of the Streets and Highways Code, any funds remaining after the eighth year of operation will be rolled over into the renewal budget or returned to stakeholders. District assessment funds may be used to pay for costs related to the following District renewal term. If the HCBID is not renewed or terminated for any reason, unexpended funds will be returned to the property owners.

Finding 3. From Section 4(a): “(Determine) the proportionate special benefit derived by each parcel in relationship to the entirety of the.....cost of public improvement(s) or the maintenance and operation expenses.....or the cost of the property related service being provided.

Each identified assessed parcel within the district will be assessed based on property characteristics unique only to that parcel. Based on the specific needs and corresponding nature of the program activities to be funded by the proposed renewed HCBID (i.e. Clean & Safe, Administration & Corporate Operations, and Communications & Development). It is the opinion of this Assessment Engineer that the assessment factors on which to base assessment rates relate directly to the proportionate amount of building area, land area and street frontage, except where noted herein, within one benefit zone.

The calculated assessment rates are applied to the actual measured parameters of each parcel and thereby are proportional to each and every other identified assessed parcel within the district as a whole. Larger parcels and/or ones with larger building areas are expected to impact the demand for services and programs to a greater extent than smaller land and/or building areas and thus, are assigned a greater proportionate degree of assessment program and service costs. The proportionality is further achieved by setting targeted formula component weights for the respective parcel by parcel identified property attributes.

The proportionate special benefit cost for each parcel has been calculated based on proportionate formula components and is listed as an attachment to the Management District Plan and this Report. The individual percentages (i.e. proportionate relationship to the total special benefit related program and activity costs) is computed by dividing the individual parcel assessment by the total special benefit

program costs.

Finding 4. From Section 4(a): “No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”

Not only are the proposed program costs reasonable due to the benefit of group purchasing and contracting which would be possible through the proposed renewed HCBID, they are also considerably less than other options considered by the HCBID Renewal Committee. The actual assessment rates for each parcel within the District directly relate to the special benefit to be conferred on each parcel based on the respective building area, land area and street frontage of each parcel, except as noted herein.

Finding 5. From Section 4(a): “Parcels.....that are owned or used by any (public) agency shall not be exempt from assessment.....”

The State Constitution - Article 13D (Proposition 218) states that “parcels within a District that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly-owned parcels in fact receive no special benefit.”

There are thirteen (13) publicly owned parcels within the District of which thirteen (13) are identified as assessable and for which special benefit services will be provided. Of the thirteen (13) identified assessed parcels, eight (8) are owned by the City of Los Angeles, two (2) are owned by the State of California, two (2) are owned by Los Angeles County and one (1) is owned by the Los Angeles Department of Water & Power (LADWP.)

The following special circumstances are noted:

1. Spring Street Park (6 parcels owned by the City of Los Angeles) – this park has commercial space rented to private commercial businesses and activities with public access. It is the opinion of this Engineer that these parcels will specially benefit from all District funded programs, services and improvements, including Communications & Development and will be assessed at the same rates and methodology as commercial parcels in the District.
2. Los Angeles Theater Center (1 parcel located at 514 S. Spring St) – this parcel houses a theater complex that is leased to a performing arts operator. It is the opinion of this Engineer that this parcel will specially benefit from all District funded programs, services and improvements, including Communications & Development and will be assessed at the same rates and methodology as commercial parcels in the District.
3. It is the opinion of this Engineer that all other publicly owned parcels in the District will NOT specially benefit from the District funded Communications & Development programs and services (9% of Special Benefit Budget) but will specially benefit from Clean and Safe programs and Administration and Corporate Operations. As such, the assessable property characteristics of these publicly owned parcels are reduced by 9% so as to not be assessed

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

for Communications and Development programs and services. The assessments levied on these publicly owned parcels coincide with the proportionate share of all other District funded programs and services from which these parcels will specially benefit.

Each identified assessed publicly owned parcel and facility within the District will proportionately benefit from the District funded clean and safe programs, administration and corporate operations and Communications and Development programs and services, except as noted herein. For publicly owned parcels and facilities, each of these parcels specially benefit from District funded programs and services from cleaner and safer facility entrances and perimeters. In addition, the District funded Communications and Development programs benefit publicly owned parcels, except as noted herein, by announcing public events and activities held at these public facilities and apprise employees of important District news, security issues and alerts and crime statistics. These services improve the safety and cleanliness and usability of each publicly owned assessed parcel and facility within the District by reducing crime, litter and debris, all considered detractors to employment, visitation and use of public facilities if not contained and properly managed.

In the opinion of this Assessment Engineer, there is no clear and convincing evidence that these 13 publicly owned parcels will not proportionately specially benefit from District services, programs and improvements; therefore, each publicly owned parcel will be assessed at the full rate with assessments to be based on the building area, land area and street frontage of each parcel, except as delineated above.

The Table below lists all publicly owned parcels within the proposed renewed HCBID and their Year 1 (2018-19) assessment amounts:

HCBID PUBLICLY OWNED PARCELS – Year 1 (2018/19) Assessments

APN	OWNER	SITE ADDRESS	LAND USE	ASSESS- ABLE BLDG AREA SF	ASSESS- ABLE LAND AREA SF	ASSESS- ABLE STREET FRONTAGE LF	2019 ASSMT	% OF TOTAL
5148-016-914	LA CITY	550 MAPLE ST	LAPD CENTRAL *	54600	137,312	1,549	\$75,401.44	3.370%
5149-023-900	LA CITY	426 S SPRING ST	SPRING ST PARK	0	2,105	26	\$1,173.41	0.052%
5149-023-901	LA CITY	426 S SPRING ST	SPRING ST PARK	0	2,444	31	\$1,387.68	0.062%
5149-023-902	LA CITY	426 S SPRING ST	SPRING ST PARK	0	3,200	40	\$1,798.59	0.080%
5149-023-903	LA CITY	426 S SPRING ST	SPRING ST PARK	0	7,120	60	\$3,099.25	0.139%
5149-023-904	LA CITY	426 S SPRING ST	SPRING ST PARK	0	9,581	60	\$3,525.00	0.158%
5149-023-905	LA CITY	426 S SPRING ST	SPRING ST PARK	0	6,360	40	\$2,345.27	0.105%
5149-036-907	LA CITY	514 S SPRING ST	LA THEATER CTR	21,480	18,810	120	\$8,342.35	0.373%
	LA CITY TOTAL						\$97,072.99	4.338%
5148-008-900	LA CITY DWP	120 E 4TH ST	UTILITY *	28669	14,334	100	\$7,401.55	0.331%
	LA CITY DWP TOTAL						\$7,401.55	0.331%
5148-018-900	LA COUNTY	529 MAPLE ST	MNTL HEALTH CTR*	13096	13,550	82	\$5,718.29	0.256%
5148-018-901	LA COUNTY	525 MAPLE ST	PKG LOT *	0	7,189	46	\$2,659.88	0.119%
	LA COUNTY TOTAL						\$8,378.17	0.374%

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5149-025-900	STATE OF CA	421 S BROADWAY	STATE OFFICES *	0	9,064	50	\$3,125.80	0.140%
5149-025-901	STATE OF CA	320 W 4TH ST	STATE OFFICES *	382,438	35,736	389	\$42,370.00	1.894%
	STATE OF CA TOTAL						\$45,495.80	2.033%
	GRAND TOTAL						\$158,348.51	7.077%

* These publicly owned parcels are not assessed for Communications & Development programs

Finding 6. From Section 4(b): “All assessments must be supported by a detailed engineer’s report prepared by a registered professional engineer certified by the State of California”.

This report serves as the “detailed engineer’s report” to support the benefit property assessments proposed to be levied within the proposed renewed HCBID.

Finding 7. From Section 4(c): “The amount of the proposed assessment for each parcel shall be calculated (along with) the total amount thereof chargeable to the entire district, the duration of such payments, the reason for such assessment and the basis upon which the amount of the proposed assessment was calculated.”

The individual and total parcel assessments attributable to special property benefits are shown in Appendix 1 to the Management District Plan and this Report. The proposed renewed District and resultant assessment levies will continue for 5-years and may be renewed again at that time. The reasons (purposes) for the proposed assessments are outlined in Finding 2 above as well as in the Management District Plan. The calculation basis of the proposed assessment is attributed to building area, land area and street frontage, except where noted herein.

Assessment Formula Methodology

Step 1. Select “Basic Benefit Unit(s)”

Background - Assessment Formula Development

The method used to determine special benefits derived by each identified assessed property within a PBID begins with the selection of a suitable and tangible basic benefit unit. For property related services, such as those proposed in the HCBID, the benefit unit may be measured in linear feet of street frontage or parcel size in square feet or building size in square feet or any combination of these factors. Factor quantities for each parcel are then measured or otherwise ascertained. From these figures, the amount of benefit units to be assigned to each property can be calculated. Special circumstances such as unique geography, land uses, development constraints etc. are carefully reviewed relative to specific programs and improvements to be funded by the District to determine any levels of different benefit that may apply on a parcel-by-parcel or categorical basis.

Based on the factors described above such as geography and nature of programs and activities proposed, an assessment formula is developed which is derived from a singular or composite basic benefit unit

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

factor or factors. Within the assessment formula, different factors may be assigned different “weights” or percentage of values based on their relationship to programs/services to be funded.

Next, all program and activity costs, including incidental costs, District administration and ancillary program costs, are estimated. It is noted, as stipulated in Article XIID Section 4(b) of the California Constitution, and now required of all property-based assessment Districts, indirect or general benefits costs may not be incorporated into the assessment formula and levied on the District properties; only direct or “special” benefits and costs may be considered. Indirect or general benefit costs, if any, must be identified and, if quantifiable, calculated and factored out of the assessment cost basis to produce a “net” cost figure. In addition, Article XIID Section 4(b) of the California Constitution also no longer automatically exempts publicly owned property from being assessed unless the respective public agency can provide clear and convincing evidence that their property does not specially benefit from the programs and services to be funded by the proposed special assessments. If special benefit is determined to be conferred upon such properties, they must be assessed in proportion to special benefits conferred in a manner similar to privately owned property assessments. (See pages 17-19 of this Report for discussion regarding publicly owned parcels within the HCBID).

From the estimated net program costs, the value of a basic benefit unit or “basic net unit cost” can be computed by dividing the total amount of estimated net program costs by the total number of benefit units. The amount of assessment for each parcel can be computed at this time by multiplying the Net Unit Cost times the number of Basic Benefit Units per parcel. This is known as “spreading the assessment” or the “assessment spread” in that all costs are allocated proportionally or “spread” amongst all benefitting properties within the District.

The method and basis of spreading program costs varies from one PBID to another based on local geographic conditions, types of programs and activities proposed, and size and development complexity of the district. PBIDs may require secondary benefit zones to be identified to allow for a tiered assessment formula for variable or “stepped-down” benefits derived.

HCBID Assessment Formula

Based on the specific needs and corresponding nature of the program activities to be funded by the proposed renewed HCBID (i.e. Clean & Safe, Administration & Corporate Operations, and Communications & Development) it is the opinion of this Assessment Engineer that the assessment factors on which to base assessment rates relate directly to the proportionate amount of building area, land area and street frontage, except where noted herein, within one benefit zone.

The “Basic Benefit Units” will be expressed as a combined function of gross building square footage (Benefit Unit “A”), land square footage (Benefit Unit “B”), street frontage (Benefit Unit “C”) or residential condominium building area (Benefit Unit “D”). Based on the shape of the proposed renewed HCBID, as well as the nature of the District program elements, it is determined that all identified assessed properties will gain a direct and proportionate degree of special benefit based on the respective amount of building area, land area and street frontage, except where noted herein, within one benefit zone.

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

For the array of land uses within the HCBID, the interactive application of building area, land area and street frontage quantities are a proven method of fairly and equitably spreading special benefit costs to these beneficiaries of District funded services, programs and improvements. Each of these factors directly relates to the degree of special benefit each assessed parcel will receive from District funded activities.

In the opinion of this Assessment Engineer, the targeted weight of standard assessment revenue (i.e. all parcel assessment revenue other than that generated by residential condominium parcels), should generate approximately 80% of the total HCBID revenue (81.471791% when adjusted for precise parcel measurements and program costs and service levels. In turn, in the opinion of this Assessment Engineer, the targeted weight of residential condominium assessment revenue should generate approximately 20% of the total HCBID revenue (18.528209% when adjusted for precise parcel measurements and program costs and service levels.

Residential Condominium Building Area is a direct measure of the static utilization of each condominium unit (parcel) and its corresponding impact or draw on District funded activities. In the opinion of this Assessment Engineer, the targeted weight of this factor, residential condominium building area, with 1,451 such units within the HCBID, should generate approximately 20% of the total HCBID revenue (18.528209% when adjusted for precise condominium unit measurements and program costs and service levels.

Standard Building Area (i.e. all building area other than residential condominium building area) is a direct measure of the static utilization of each parcel and its corresponding impact or draw on District funded activities. In the opinion of this Assessment Engineer, the targeted weight of this factor, standard building area, should generate approximately 30% of the total standard assessment revenue (29.028628% when adjusted for precise parcel measurements and program costs and service levels.

Land area is a direct measure of the current and future development capacity of each parcel and its corresponding impact or draw on HCBID funded activities. In the opinion of this Assessment Engineer, the targeted weight of this factor, land area, should generate approximately 20% of the total standard assessment revenue (19.164262% when adjusted for precise parcel measurements and program costs and service levels).

Street Frontage is a direct measure of the static utilization of each parcel and its corresponding impact or draw on HCBID funded activities, many of which are linear in nature (i.e. Clean & safe). In the opinion of this Assessment Engineer, the targeted weight of this factor, street frontage, should generate approximately 35% of the total standard assessment revenue (33.278901% when adjusted for precise parcel measurements and program costs and service levels.

Step 2. Quantify Total Basic Benefit Units

Taking into account all identified specially benefiting parcels within the HCBID and their respective assessable benefit units, the rates, cumulative quantities and assessment revenues by factor are shown in the following Tables:

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

Year 1 – 2018/19 Assessable Benefit Units

TYPE	ASSESSABLE BLDG AREA (SF)	ASSESSABLE LAND AREA (SF)	ASSESSABLE STREET FRONTAGE (LF)	# OF PARCELS
STANDARD*	10,309,943	2,478,656	23,924	205
RESID CONDO	1,263,950	0	0	1,451
TOTAL	11,573,893	2,478,656	23,924	1,656

*"Standard" means for all parcels other than residential condominium parcels

Year 1 – 2018/19 Projected Assessment Revenue

TYPE	BLDG AREA ASSMT REVENUE	LAND AREA ASSMT REVENUE	STREET FRONTAGE ASSMT REVENUE	SUBTOTAL ASSMT REVENUE	%
STANDARD	\$649,526.40	\$428,807.53	\$744,627.85	\$1,822,961.78	81.471791%
RESID CONDO	\$414,575.60	\$0.00	\$0.00	\$414,575.60	18.528209%
TOTAL	\$1,064,102.00	\$428,807.53	\$744,627.85	\$2,237,537.38	
STANDARD %	35.630281%	23.522574%	40.847145%	100.000000%	

*"Standard" means for all parcels other than residential condominium parcels

Step 3. Calculate Benefit Units for Each Property.

The number of Benefit Units for each identified benefiting parcel within the proposed renewed HCBID was computed from data extracted from County Assessor records and maps. These data sources delineate current land uses, building areas, property areas and dimensions of record for each tax parcel. While it is understood that this data does not represent legal field survey measurements or detailed title search of recorded land subdivision maps or building records, it does provide an acceptable basis for the purpose of calculating property-based assessments. All respective property data being used for assessment computations will be provided to each property owner in the HCBID for their review. If a property owner believes there is an error on a parcel's assessed footages, the District may confirm the data with the LA County Assessor's office. If District data matches Assessor's data, the property owner may opt to work with the Assessor's office to correct the data so that the District assessment may be corrected.

Step 4. Determine Assessment Formula

In the opinion of this Engineer, the assessment formula for the proposed renewed HCBID is as follows:

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

Standard* Assessment = Building Area (Unit A) Sq Ft x Unit A Rate, plus
Land Area (Unit B) Sq Ft x Unit B Rate, plus
Street Frontage (Unit C) Lin Ft x Unit C Rate

* Standard means all “other” parcels

Residential Condominium Assessments = Building Area (Unit D) Sq Ft x Unit D Rate

YEAR 1 –2018/19 ASSESSMENT RATE CHART

TYPE	BLDG AREA ASSMT RATE (\$/SQ FT)	LAND AREA ASSMT RATE (\$/SQ FT)	STREET FRONTAGE ASSMT RATE (\$/LF)
YEAR 1			
STANDARD*	\$0.0630	\$0.1730	\$31.1248
RESID CONDO	\$0.3280	\$0.0000	\$0.0000

*”Standard” means for all parcels other than residential condominium parcels

Assessment Special Provisions

Publicly Owned Parcels

It is the opinion of this Engineer that publicly owned parcels fully occupied/used by the owner agency, will NOT specially benefit from the District funded Communications & Development programs and services (9% of Special Benefit Budget) but will specially benefit from Clean and Safe programs and Administration and Corporate Operations. As such, the assessable property characteristics of these publicly owned parcels are reduced by 9% so as to not be assessed for Communications and Development programs and services. The assessments levied on these publicly owned parcels coincide with the proportionate share of all other District funded programs and services from which these parcels will specially benefit.

Parking Garages

Parking garages that serve exclusively as employee and/or customer parking with no other public parking allowed, shall be assessed only for land and street frontage. Their parking garage building areas shall not be assessed. All other parking garages shall be fully assessed for building area, land area and street frontage at the respective assessment rates.

Residential Condominiums

It is the opinion of this Assessment Engineer that residential condominium parcels will proportionately specially benefit from HCBID funded programs and activities, but differently than commercial parcels. The building area assessments for residential condominium parcels shall be assessed at \$0.328 per

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

square foot of condominium unit building area. This assessment rate structure is commensurate with the types of special benefit services and programs provided by the District for the special benefit of residential condominium parcels and complexes.

Mixed-Use Parcels

Mixed-use parcels will be assessed in accordance with the following special criteria:

Mixed –Use Rental With Ground Floor Commercial and Upper Floor Residential

- a. Commercial and residential building areas assessed at full building area rate
- b. Land area assessed at full land area rate for entire parcel
- c. Street frontage assessed at full street frontage rate for entire parcel

Mixed-Use Ground Floor Commercial Condos and Upper Floor Residential Condos

- a. Commercial condo unit building area assessed at full building area rate and residential condo unit building area at \$0.328 per square foot
- b. Land area assessed at full land area rate on land area covered by each commercial unit
- c. Street frontage assessed at full frontage rate on frontage of each commercial unit

Multi-Floor Commercial Condos

- a. Building area assessed at full building area rate
- b. Land area assessed at full land area rate on land area covered by any commercial unit
- c. Street frontage assessed at full frontage rate on frontage of any commercial unit

Changes to Building or Parcel Size

If the building size on a parcel changes during the term of the District, the assessment calculation may be modified accordingly. Parcels with new construction shall have their assessment adjusted upon issuance of a certificate of occupancy for the new building area. In addition, any changes in parcel size as a result of land adjustments including but not limited to lot splits, consolidations, subdivisions, street dedications, right of way setbacks shall have their assessment adjusted upon final City approval of such parcel adjustments.

Other Future Development

Other than future maximum rates and the assessment methodology delineated in this Report, per State Law (Government Code Section 53750), future assessments may increase for any given parcel if such an increase is attributable to events other than an increased rate or revised methodology, such as a change in the density, intensity, or nature of the use of land. Any change in assessment formula methodology or rates other than as stipulated in this Plan would require a new Proposition 218 ballot procedure in order to approve any such changes.

The complete Year 1 – 2018-19 assessment roll of all parcels to be assessed by the HCBID is included in this Plan as Appendix I.

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

Assessment Formula Unit Rates

Using figures from the Assessable Benefit Units Table on page 22 of this Report, the assessment rates and weighted multipliers for each factor are calculated as follows:

Standard Building Area Rate (Unit A)

$$(\$1,822,961.78 \times 35.630281\%) / 10,309,943 \text{ units} = \$0.063/\text{sq ft building area}$$

Land Area Rate (Unit B)

$$(\$1,822,961.78 \times 23.522574\%) / 2,478,656 \text{ units} = \$0.173/\text{sq ft land area}$$

Street Frontage Rate (Unit C)

$$(\$1,822,961.78 \times 40.847145\%) / 23,924 \text{ units} = \$31.1248/\text{lin ft street frontage}$$

Residential Condominium Building Area Rate

$$(\$2,237,537.38 \times 18.528209\%) / 1,263,950 \text{ units} = \$0.328/\text{sq ft condo bldg. area}$$

Step 5. Estimate Total District Costs

The total projected 5-year special benefit costs for 2019 – 2023 of the HCBID are shown in the Table on pages 15-16 of this Report assuming a maximum 5% increase per year, commensurate to special benefits received by identified assessed parcels.

Step 6. Separate General Benefits from Special Benefits and Related Costs (Article XIID Section 4(b) of the California Constitution – Proposition 218)

Total Year 1 (2018-19) adjusted costs are estimated at \$2,271,611.55. General benefits are factored at 1.5% of total (see Finding 2 on pages 6-10 of this Report) with special benefits set at 98.5%. Article XIID Section 4(b) of the California Constitution limits the levy of property assessments to costs attributed to special benefits only. The 1.5% general benefit cost is computed to be \$34,074.17 with a resultant 98.5% special benefit limit computed at \$2,237,537.38. Based on current data, zoning and land uses, this is the maximum amount of Year 1 (2018-19) revenue that can be derived from property assessments from the subject District.

All program costs associated with general benefits will be derived from sources other than HCBID assessments. Sample “other” revenue sources are shown in the following Table:

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

Special and General Benefit Revenue Sources

Revenue Source	Revenue	% of Total
HCBID Assessments	\$2,237,537.38	98.5%
Grants, donations, sponsors, program income, etc.	\$34,074.17	1.5%
TOTAL	\$2,271,611.55	100.0%

Step 7. Calculate “Basic Unit Cost”

With a YR 1 – 2018-19 assessment revenue portion of the budget set at \$2,237,537.38 (special benefit only), the Basic Unit Costs are shown above in Step 4. Since the HCBID is being proposed for an 5-year term, maximum assessment rates for future years (2020-2023) must be set at the inception of the proposed HCBID. An annual inflationary assessment rate increase of up to 5%, commensurate to special benefits received by identified assessed parcels, may be imposed for future year assessments, on approval by the HCBID Property Owner’s Association. The maximum assessment rates for the 5-year proposed HCBID term of 2019-2023 are shown in the Table below. The assessment rates listed constitute the maximum assessment rates that may be imposed for each year of the proposed HCBID term (2019-2023).

HCBID – 5 Year Maximum Assessment Rates (Includes a 5%/Yr. Max Increase)

TYPE	BLDG AREA ASSMT RATE (\$/SQ FT)	LAND AREA ASSMT RATE (\$/SQ FT)	STREET FRONTAGE ASSMT RATE (\$/LF)
<u>YEAR 1</u>			
STANDARD	\$0.0630	\$0.1730	\$31.1248
RESID CONDO	\$0.3280	\$0.0000	\$0.0000
<u>YEAR 2</u>			
STANDARD	\$0.0662	\$0.1817	\$32.6810
RESID CONDO	\$0.3444	\$0.0000	\$0.0000
<u>YEAR 3</u>			
STANDARD	\$0.0695	\$0.1907	\$34.3151
RESID CONDO	\$0.3616	\$0.0000	\$0.0000
<u>YEAR 4</u>			
STANDARD	\$0.0729	\$0.2003	\$36.0308
RESID CONDO	\$0.3797	\$0.0000	\$0.0000

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

YEAR 5			
STANDARD	\$0.0766	\$0.2103	\$37.8324
RESID CONDO	\$0.3987	\$0.0000	\$0.0000

*"Standard" means for all parcels other than residential condominium parcels

Step 8. Spread the Assessments

The resultant assessment spread calculation results for each parcel within the HCBID are shown in the Management District Plan and were determined by applying the District assessment formula to each identified benefiting property.

Miscellaneous District Provisions

Time and Manner of Collecting Assessments:

Assessments for the Property Tax Year beginning July 1, 2018 through and including the Fiscal Year ending June 30, 2023 (Operation Years 2019-2023) will be collected at the same time and in the same manner as ad valorem taxes paid to the County of Los Angeles. The District assessments shall appear as a separate line item on the property tax bills issued by the Los Angeles County Assessor. The City of Los Angeles is authorized to collect any assessments not placed on the County tax rolls, or to place assessments, unpaid delinquent assessments, or penalties on the County tax rolls as appropriate to implement this Management District Plan. If necessary, a manual billing may be prepared by the City of Los Angeles in lieu of the assessment's inclusion on the Assessor's property tax bills.

Bonds:

No bonds are to be issued in conjunction with the proposed renewed HCBID.

Duration

As allowed by State PBID Law, the HCBID will have a five (5) year operational term from January 1, 2018 to December 31, 2023. The proposed renewed HCBID operation will begin services on January 1, 2018. If the District is not renewed in 2023, services will end on December 31, 2023.

APPENDIX 1

HCBID YR 1 – 2018/2019 ASSESSMENT ROLL

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

APN	2018-19 ASSMT	% OF TOTAL
5139003001	\$24,414.09	1.091%
5139003012	\$5,757.48	0.257%
5139003013	\$2,879.69	0.129%
5139003014	\$4,281.06	0.191%
5139003017	\$19,248.21	0.860%
5144001010	\$14,491.61	0.648%
5144001011	\$35,572.58	1.590%
5144001012	\$3,216.23	0.144%
5144001013	\$3,432.97	0.153%
5144001014	\$26,326.89	1.177%
5144001015	\$3,596.39	0.161%
5144001016	\$8,618.04	0.385%
5144001018	\$8,851.98	0.396%
5144001020	\$30,606.84	1.368%
5144001021	\$6,140.85	0.274%
5144002010	\$2,838.70	0.127%
5144002012	\$3,498.98	0.156%
5144002015	\$2,578.82	0.115%
5144002016	\$7,853.26	0.351%
5144002017	\$13,027.07	0.582%
5144002018	\$23,506.79	1.051%
5144002019	\$7,950.19	0.355%
5144002020	\$4,192.87	0.187%
5144002021	\$8,193.66	0.366%
5144002022	\$7,072.25	0.316%
5144002023	\$5,070.40	0.227%
5144002025	\$13,500.56	0.603%
5144002026	\$9,471.82	0.423%
5144002152	\$11,694.15	0.523%
5144003012	\$2,675.75	0.120%
5144003013	\$7,543.99	0.337%
5144003014	\$7,496.70	0.335%
5144003016	\$14,412.45	0.644%
5144003040	\$35,685.51	1.595%
5144014027	\$10,173.57	0.455%

5144014028	\$4,438.47	0.198%
5144014029	\$7,816.21	0.349%
5144014030	\$5,170.21	0.231%
5144014031	\$3,236.49	0.145%
5144014032	\$3,247.26	0.145%
5144014036	\$5,964.75	0.267%
5144014037	\$5,924.81	0.265%
5144014038	\$25,891.59	1.157%
5144015023	\$9,943.84	0.444%
5144015024	\$9,350.03	0.418%
5144015034	\$7,359.42	0.329%
5144015035	\$8,361.09	0.374%
5144015036	\$5,704.44	0.255%
5144015053	\$17,370.10	0.776%
5144015056	\$611.73	0.027%
5144015057	\$6,429.29	0.287%
5144015058	\$216.48	0.010%
5144015059	\$219.76	0.010%
5144015060	\$183.68	0.008%
5144015061	\$164.00	0.007%
5144015062	\$200.08	0.009%
5144015063	\$334.56	0.015%
5144015064	\$157.44	0.007%
5144015065	\$206.64	0.009%
5144015066	\$350.96	0.016%
5144015067	\$219.76	0.010%
5144015068	\$170.56	0.008%
5144015069	\$170.56	0.008%
5144015070	\$193.52	0.009%
5144015071	\$252.56	0.011%
5144015072	\$216.48	0.010%
5144015073	\$219.76	0.010%
5144015074	\$183.68	0.008%
5144015075	\$167.28	0.007%
5144015076	\$252.56	0.011%
5144015077	\$213.20	0.010%
5144015078	\$209.92	0.009%
5144015079	\$186.96	0.008%

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5144015080	\$223.04	0.010%
5144015081	\$236.16	0.011%
5144015082	\$190.24	0.009%
5144015083	\$190.24	0.009%
5144015084	\$193.52	0.009%
5144015085	\$232.88	0.010%
5144015086	\$216.48	0.010%
5144015087	\$219.76	0.010%
5144015088	\$183.68	0.008%
5144015089	\$167.28	0.007%
5144015090	\$252.56	0.011%
5144015091	\$213.20	0.010%
5144015092	\$209.92	0.009%
5144015093	\$186.96	0.008%
5144015094	\$223.04	0.010%
5144015095	\$236.16	0.011%
5144015096	\$190.24	0.009%
5144015097	\$190.24	0.009%
5144015098	\$193.52	0.009%
5144015099	\$232.88	0.010%
5144015100	\$216.48	0.010%
5144015101	\$219.76	0.010%
5144015102	\$183.68	0.008%
5144015103	\$167.28	0.007%
5144015104	\$252.56	0.011%
5144015105	\$213.20	0.010%
5144015106	\$209.92	0.009%
5144015107	\$186.96	0.008%
5144015108	\$223.04	0.010%
5144015109	\$236.16	0.011%
5144015110	\$190.24	0.009%
5144015111	\$190.24	0.009%
5144015112	\$193.52	0.009%
5144015113	\$232.88	0.010%
5144015114	\$216.48	0.010%
5144015115	\$219.76	0.010%
5144015116	\$183.68	0.008%
5144015117	\$167.28	0.007%

5144015118	\$252.56	0.011%
5144015119	\$213.20	0.010%
5144015120	\$209.92	0.009%
5144015121	\$186.96	0.008%
5144015122	\$223.04	0.010%
5144015123	\$236.16	0.011%
5144015124	\$190.24	0.009%
5144015125	\$190.24	0.009%
5144015126	\$193.52	0.009%
5144015127	\$232.88	0.010%
5144015128	\$216.48	0.010%
5144015129	\$219.76	0.010%
5144015130	\$183.68	0.008%
5144015131	\$167.28	0.007%
5144015132	\$252.56	0.011%
5144015133	\$213.20	0.010%
5144015134	\$209.92	0.009%
5144015135	\$186.96	0.008%
5144015136	\$223.04	0.010%
5144015137	\$236.16	0.011%
5144015138	\$190.24	0.009%
5144015139	\$190.24	0.009%
5144015140	\$193.52	0.009%
5144015141	\$232.88	0.010%
5144015142	\$216.48	0.010%
5144015143	\$219.76	0.010%
5144015144	\$183.68	0.008%
5144015145	\$167.28	0.007%
5144015146	\$252.56	0.011%
5144015147	\$213.20	0.010%
5144015148	\$209.92	0.009%
5144015149	\$186.96	0.008%
5144015150	\$223.04	0.010%
5144015151	\$236.16	0.011%
5144015152	\$190.24	0.009%
5144015153	\$190.24	0.009%
5144015154	\$193.52	0.009%
5144015155	\$232.88	0.010%

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5144015156	\$216.48	0.010%
5144015157	\$219.76	0.010%
5144015158	\$183.68	0.008%
5144015159	\$167.28	0.007%
5144015160	\$252.56	0.011%
5144015161	\$213.20	0.010%
5144015162	\$209.92	0.009%
5144015163	\$186.96	0.008%
5144015164	\$223.04	0.010%
5144015165	\$236.16	0.011%
5144015166	\$190.24	0.009%
5144015167	\$190.24	0.009%
5144015168	\$193.52	0.009%
5144015169	\$232.88	0.010%
5144015170	\$216.48	0.010%
5144015171	\$219.76	0.010%
5144015172	\$183.68	0.008%
5144015173	\$167.28	0.007%
5144015174	\$252.56	0.011%
5144015175	\$213.20	0.010%
5144015176	\$209.92	0.009%
5144015177	\$186.96	0.008%
5144015178	\$223.04	0.010%
5144015179	\$236.16	0.011%
5144015180	\$190.24	0.009%
5144015181	\$190.24	0.009%
5144015182	\$193.52	0.009%
5144015183	\$232.88	0.010%
5144015184	\$216.48	0.010%
5144015185	\$219.76	0.010%
5144015186	\$183.68	0.008%
5144015187	\$167.28	0.007%
5144015188	\$252.56	0.011%
5144015189	\$213.20	0.010%
5144015190	\$209.92	0.009%
5144015191	\$186.96	0.008%
5144015192	\$223.04	0.010%
5144015193	\$236.16	0.011%

5144015194	\$190.24	0.009%
5144015195	\$190.24	0.009%
5144015196	\$193.52	0.009%
5144015197	\$232.88	0.010%
5144015198	\$246.00	0.011%
5144015199	\$223.04	0.010%
5144015200	\$183.68	0.008%
5144015201	\$177.12	0.008%
5144015202	\$252.56	0.011%
5144015203	\$213.20	0.010%
5144015204	\$190.24	0.009%
5144015205	\$186.96	0.008%
5144015206	\$223.04	0.010%
5144015207	\$236.16	0.011%
5144015208	\$190.24	0.009%
5144015209	\$190.24	0.009%
5144015210	\$193.52	0.009%
5144015211	\$232.88	0.010%
5144015212	\$246.00	0.011%
5144015213	\$373.92	0.017%
5144015214	\$183.68	0.008%
5144015215	\$177.12	0.008%
5144015216	\$252.56	0.011%
5144015217	\$213.20	0.010%
5144015218	\$190.24	0.009%
5144015219	\$186.96	0.008%
5144015220	\$223.04	0.010%
5144015221	\$236.16	0.011%
5144015222	\$190.24	0.009%
5144015223	\$190.24	0.009%
5144015224	\$193.52	0.009%
5144015225	\$232.88	0.010%
5144016067	\$8,136.52	0.364%
5144017028	\$18,152.60	0.811%
5144017029	\$18,202.42	0.814%
5144017030	\$67,361.30	3.011%
5144017037	\$16,057.88	0.718%
5144017038	\$12,019.78	0.537%

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5144017040	\$1,725.41	0.077%
5144017041	\$6,070.42	0.271%
5144017042	\$1,035.80	0.046%
5144017043	\$1,078.56	0.048%
5144017044	\$210.04	0.009%
5144017045	\$377.60	0.017%
5144017046	\$488.72	0.022%
5144017047	\$305.04	0.014%
5144017048	\$295.20	0.013%
5144017049	\$492.00	0.022%
5144017050	\$321.44	0.014%
5144017051	\$383.76	0.017%
5144017052	\$367.36	0.016%
5144017053	\$524.80	0.023%
5144017054	\$324.72	0.015%
5144017055	\$357.52	0.016%
5144017056	\$600.24	0.027%
5144017057	\$410.00	0.018%
5144017058	\$377.20	0.017%
5144017059	\$308.32	0.014%
5144017060	\$478.88	0.021%
5144017061	\$298.48	0.013%
5144017062	\$367.36	0.016%
5144017063	\$370.64	0.017%
5144017064	\$514.96	0.023%
5144017065	\$334.56	0.015%
5144017066	\$357.52	0.016%
5144017067	\$600.24	0.027%
5144017068	\$406.72	0.018%
5144017069	\$413.28	0.018%
5144017070	\$396.88	0.018%
5144017071	\$488.72	0.022%
5144017072	\$291.92	0.013%
5144017073	\$367.36	0.016%
5144017074	\$364.08	0.016%
5144017075	\$505.12	0.023%
5144017076	\$344.40	0.015%
5144017077	\$390.32	0.017%

5144017078	\$570.72	0.026%
5144017079	\$574.00	0.026%
5144017080	\$455.92	0.020%
5144017081	\$419.84	0.019%
5144017082	\$308.32	0.014%
5144017083	\$528.08	0.024%
5144017084	\$291.92	0.013%
5144017085	\$367.36	0.016%
5144017086	\$370.64	0.017%
5144017087	\$505.12	0.023%
5144017088	\$331.28	0.015%
5144017089	\$393.60	0.018%
5144017090	\$570.72	0.026%
5144017091	\$580.56	0.026%
5144017092	\$455.92	0.020%
5144017093	\$419.84	0.019%
5144017094	\$308.32	0.014%
5144017095	\$528.08	0.024%
5144017096	\$291.92	0.013%
5144017097	\$367.36	0.016%
5144017098	\$370.64	0.017%
5144017099	\$505.12	0.023%
5144017100	\$331.28	0.015%
5144017101	\$393.60	0.018%
5144017102	\$570.72	0.026%
5144017103	\$567.44	0.025%
5144017104	\$455.92	0.020%
5144017105	\$419.84	0.019%
5144017106	\$308.32	0.014%
5144017107	\$528.08	0.024%
5144017108	\$291.92	0.013%
5144017109	\$367.36	0.016%
5144017110	\$370.64	0.017%
5144017111	\$505.12	0.023%
5144017112	\$331.28	0.015%
5144017113	\$393.60	0.018%
5144017114	\$570.72	0.026%
5144017115	\$580.56	0.026%

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5144017116	\$455.92	0.020%
5144017117	\$419.84	0.019%
5144017118	\$308.32	0.014%
5144017119	\$528.08	0.024%
5144017120	\$291.92	0.013%
5144017121	\$367.36	0.016%
5144017122	\$370.64	0.017%
5144017123	\$505.12	0.023%
5144017124	\$331.28	0.015%
5144017125	\$393.60	0.018%
5144017126	\$570.72	0.026%
5144017127	\$580.56	0.026%
5144017128	\$455.92	0.020%
5144017129	\$419.84	0.019%
5144017130	\$308.32	0.014%
5144017131	\$528.08	0.024%
5144017132	\$291.92	0.013%
5144017133	\$367.36	0.016%
5144017134	\$370.64	0.017%
5144017135	\$505.12	0.023%
5144017136	\$331.28	0.015%
5144017137	\$393.60	0.018%
5144017138	\$570.72	0.026%
5144017139	\$567.44	0.025%
5144017140	\$455.92	0.020%
5144017141	\$419.84	0.019%
5144017142	\$308.32	0.014%
5144017143	\$528.08	0.024%
5144017144	\$291.92	0.013%
5144017145	\$367.36	0.016%
5144017146	\$370.64	0.017%
5144017147	\$505.12	0.023%
5144017148	\$331.28	0.015%
5144017149	\$393.60	0.018%
5144017150	\$570.72	0.026%
5144017151	\$580.56	0.026%
5144017152	\$436.24	0.019%
5144017153	\$485.44	0.022%

5144017154	\$603.52	0.027%
5144017155	\$288.64	0.013%
5144017156	\$367.36	0.016%
5144017157	\$370.64	0.017%
5144017158	\$396.88	0.018%
5144017159	\$337.84	0.015%
5144017160	\$390.32	0.017%
5144017161	\$570.72	0.026%
5144017162	\$580.56	0.026%
5144017163	\$436.24	0.019%
5144017164	\$485.44	0.022%
5144017165	\$603.52	0.027%
5144017166	\$288.64	0.013%
5144017167	\$367.36	0.016%
5144017168	\$370.64	0.017%
5144017169	\$396.88	0.018%
5144017170	\$337.84	0.015%
5144017171	\$390.32	0.017%
5144017172	\$570.72	0.026%
5144017173	\$567.44	0.025%
5144017174	\$442.80	0.020%
5144017175	\$488.72	0.022%
5144017176	\$603.52	0.027%
5144017177	\$288.64	0.013%
5144017178	\$367.36	0.016%
5144017179	\$370.64	0.017%
5144017180	\$393.60	0.018%
5144017181	\$341.12	0.015%
5144017182	\$423.12	0.019%
5144017183	\$1,088.96	0.049%
5144017184	\$662.56	0.030%
5144017185	\$659.28	0.029%
5144017186	\$816.72	0.037%
5144017187	\$741.28	0.033%
5144017188	\$787.20	0.035%
5144017189	\$583.84	0.026%
5144017190	\$833.12	0.037%
5144024001	\$116.68	0.005%

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5144024002	\$1,190.40	0.053%
5144024005	\$318.16	0.014%
5144024018	\$327.67	0.015%
5144024019	\$810.59	0.036%
5144024020	\$665.35	0.030%
5144024021	\$363.10	0.016%
5144024022	\$194.83	0.009%
5144024023	\$294.87	0.013%
5144024024	\$298.15	0.013%
5144024025	\$233.54	0.010%
5144024026	\$229.60	0.010%
5144024027	\$306.35	0.014%
5144024028	\$346.37	0.015%
5144024029	\$358.18	0.016%
5144024030	\$363.10	0.016%
5144024031	\$194.83	0.009%
5144024032	\$294.87	0.013%
5144024033	\$298.15	0.013%
5144024034	\$233.54	0.010%
5144024035	\$229.60	0.010%
5144024036	\$306.35	0.014%
5144024037	\$324.72	0.015%
5144024038	\$327.67	0.015%
5144024039	\$346.37	0.015%
5144024040	\$358.18	0.016%
5144024041	\$363.10	0.016%
5144024042	\$194.83	0.009%
5144024043	\$294.87	0.013%
5144024044	\$298.15	0.013%
5144024045	\$233.54	0.010%
5144024046	\$229.60	0.010%
5144024047	\$306.35	0.014%
5144024048	\$324.72	0.015%
5144024049	\$327.67	0.015%
5144024050	\$346.37	0.015%
5144024051	\$358.18	0.016%
5144024052	\$363.10	0.016%
5144024053	\$194.83	0.009%

5144024054	\$294.87	0.013%
5144024055	\$298.15	0.013%
5144024056	\$233.54	0.010%
5144024057	\$229.60	0.010%
5144024058	\$306.35	0.014%
5144024059	\$324.72	0.015%
5144024060	\$327.67	0.015%
5144024061	\$346.37	0.015%
5144024062	\$358.18	0.016%
5144024063	\$363.10	0.016%
5144024064	\$194.83	0.009%
5144024065	\$294.87	0.013%
5144024066	\$298.15	0.013%
5144024067	\$233.54	0.010%
5144024068	\$229.60	0.010%
5144024069	\$306.35	0.014%
5144024070	\$324.72	0.015%
5144024071	\$346.37	0.015%
5144024072	\$358.18	0.016%
5144024073	\$363.10	0.016%
5144024074	\$194.83	0.009%
5144024075	\$294.87	0.013%
5144024076	\$298.15	0.013%
5144024077	\$233.54	0.010%
5144024078	\$229.60	0.010%
5144024079	\$306.35	0.014%
5144024080	\$324.72	0.015%
5144024081	\$327.67	0.015%
5144024082	\$346.37	0.015%
5144024083	\$358.18	0.016%
5144024084	\$363.10	0.016%
5144024085	\$194.83	0.009%
5144024086	\$294.87	0.013%
5144024087	\$298.15	0.013%
5144024088	\$233.54	0.010%
5144024089	\$229.60	0.010%
5144024090	\$306.35	0.014%
5144024091	\$324.72	0.015%

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5144024092	\$327.67	0.015%
5144024093	\$346.37	0.015%
5144024094	\$358.18	0.016%
5144025001	\$363.10	0.016%
5144025002	\$194.83	0.009%
5144025003	\$294.87	0.013%
5144025004	\$298.15	0.013%
5144025005	\$233.54	0.010%
5144025006	\$229.60	0.010%
5144025007	\$306.35	0.014%
5144025008	\$324.72	0.015%
5144025009	\$327.67	0.015%
5144025010	\$346.37	0.015%
5144025011	\$358.18	0.016%
5144025012	\$363.10	0.016%
5144025013	\$194.83	0.009%
5144025014	\$294.87	0.013%
5144025015	\$298.15	0.013%
5144025016	\$233.54	0.010%
5144025017	\$229.60	0.010%
5144025018	\$306.35	0.014%
5144025019	\$324.72	0.015%
5144025020	\$327.67	0.015%
5144025021	\$346.37	0.015%
5144025022	\$358.18	0.016%
5144025023	\$363.10	0.016%
5144025024	\$194.83	0.009%
5144025025	\$294.87	0.013%
5144025026	\$298.15	0.013%
5144025027	\$233.54	0.010%
5144025028	\$229.60	0.010%
5144025029	\$306.35	0.014%
5144025030	\$324.72	0.015%
5144025031	\$327.67	0.015%
5144025032	\$346.37	0.015%
5144025033	\$358.18	0.016%
5144025034	\$363.10	0.016%
5144025035	\$194.83	0.009%

5144025036	\$294.87	0.013%
5144025037	\$298.15	0.013%
5144025038	\$233.54	0.010%
5144025039	\$229.60	0.010%
5144025040	\$306.35	0.014%
5144025041	\$324.72	0.015%
5144025042	\$327.67	0.015%
5144025043	\$346.37	0.015%
5144025044	\$358.18	0.016%
5144026023	\$7,792.07	0.348%
5144026024	\$213.20	0.010%
5144026025	\$255.84	0.011%
5144026026	\$213.20	0.010%
5144026027	\$249.28	0.011%
5144026028	\$291.92	0.013%
5144026029	\$242.72	0.011%
5144026030	\$246.00	0.011%
5144026031	\$288.64	0.013%
5144026032	\$150.88	0.007%
5144026033	\$141.04	0.006%
5144026034	\$219.76	0.010%
5144026035	\$226.32	0.010%
5144026036	\$216.48	0.010%
5144026037	\$255.84	0.011%
5144026038	\$190.24	0.009%
5144026039	\$255.84	0.011%
5144026040	\$285.36	0.013%
5144026041	\$239.44	0.011%
5144026042	\$246.00	0.011%
5144026043	\$282.08	0.013%
5144026044	\$150.88	0.007%
5144026045	\$213.20	0.010%
5144026046	\$223.04	0.010%
5144026047	\$226.32	0.010%
5144026048	\$214.18	0.010%
5144026049	\$255.18	0.011%
5144026050	\$218.45	0.010%
5144026051	\$255.84	0.011%

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5144026052	\$283.72	0.013%
5144026053	\$246.00	0.011%
5144026054	\$243.05	0.011%
5144026055	\$283.39	0.013%
5144026056	\$152.19	0.007%
5144026057	\$210.58	0.009%
5144026058	\$214.51	0.010%
5144026059	\$226.65	0.010%
5144026060	\$213.20	0.010%
5144026061	\$255.84	0.011%
5144026062	\$219.76	0.010%
5144026063	\$255.84	0.011%
5144026064	\$291.92	0.013%
5144026065	\$239.44	0.011%
5144026066	\$242.72	0.011%
5144026067	\$282.08	0.013%
5144026068	\$150.88	0.007%
5144026069	\$213.20	0.010%
5144026070	\$226.32	0.010%
5144026071	\$226.32	0.010%
5144026072	\$213.20	0.010%
5144026073	\$255.84	0.011%
5144026074	\$186.96	0.008%
5144026075	\$255.84	0.011%
5144026076	\$282.08	0.013%
5144026077	\$246.00	0.011%
5144026078	\$242.72	0.011%
5144026079	\$282.08	0.013%
5144026080	\$150.88	0.007%
5144026081	\$209.92	0.009%
5144026082	\$213.20	0.010%
5144026083	\$226.32	0.010%
5144026084	\$213.20	0.010%
5144026085	\$255.84	0.011%
5144026086	\$216.48	0.010%
5144026087	\$255.84	0.011%
5144026088	\$285.36	0.013%
5144026089	\$246.00	0.011%

5144026090	\$242.72	0.011%
5144026091	\$282.08	0.013%
5144026092	\$150.88	0.007%
5144026093	\$209.92	0.009%
5144026094	\$213.20	0.010%
5144026095	\$226.32	0.010%
5144026096	\$213.20	0.010%
5144026097	\$255.84	0.011%
5144026098	\$216.48	0.010%
5144026099	\$255.84	0.011%
5144026100	\$291.92	0.013%
5144026101	\$239.44	0.011%
5144026102	\$242.72	0.011%
5144026103	\$282.08	0.013%
5144026104	\$150.88	0.007%
5144026105	\$209.92	0.009%
5144026106	\$213.20	0.010%
5144026107	\$226.32	0.010%
5144026108	\$213.20	0.010%
5144026109	\$255.84	0.011%
5144026110	\$186.96	0.008%
5144026111	\$255.84	0.011%
5144026112	\$282.08	0.013%
5144026113	\$246.00	0.011%
5144026114	\$242.72	0.011%
5144026115	\$282.08	0.013%
5144026116	\$150.88	0.007%
5144026117	\$209.92	0.009%
5144026118	\$213.20	0.010%
5144026119	\$226.32	0.010%
5144026120	\$213.20	0.010%
5144026121	\$255.84	0.011%
5144026122	\$216.48	0.010%
5144026123	\$255.84	0.011%
5144026124	\$278.80	0.012%
5144026125	\$252.56	0.011%
5144026126	\$239.44	0.011%
5144026127	\$282.08	0.013%

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5144026128	\$150.88	0.007%
5144026129	\$213.20	0.010%
5144026130	\$226.32	0.010%
5144026131	\$229.60	0.010%
5144026132	\$213.20	0.010%
5144026133	\$255.84	0.011%
5144026134	\$216.48	0.010%
5144026135	\$255.84	0.011%
5144026136	\$282.08	0.013%
5144026137	\$236.16	0.011%
5144026138	\$246.00	0.011%
5144026139	\$272.24	0.012%
5144026140	\$150.88	0.007%
5144026141	\$213.20	0.010%
5144026142	\$226.32	0.010%
5144026143	\$229.60	0.010%
5144026144	\$186.96	0.008%
5144026145	\$262.40	0.012%
5144026146	\$206.64	0.009%
5144026147	\$255.84	0.011%
5144026148	\$186.96	0.008%
5144026149	\$154.16	0.007%
5144026150	\$167.28	0.007%
5144026151	\$167.28	0.007%
5144026152	\$223.04	0.010%
5144026153	\$147.60	0.007%
5144026154	\$337.84	0.015%
5144026155	\$249.28	0.011%
5144026156	\$331.28	0.015%
5144026157	\$200.08	0.009%
5144026158	\$226.32	0.010%
5144026159	\$213.20	0.010%
5144026160	\$324.72	0.015%
5144026161	\$232.88	0.010%
5144026162	\$423.12	0.019%
5148007001	\$3,492.74	0.156%
5148007002	\$3,930.59	0.176%
5148007003	\$4,365.12	0.195%

5148007004	\$1,637.57	0.073%
5148007005	\$5,497.93	0.246%
5148008001	\$18,985.43	0.848%
5148008002	\$10,874.32	0.486%
5148008007	\$3,235.72	0.145%
5148008008	\$6,364.93	0.284%
5148008010	\$6,758.52	0.302%
5148008012	\$6,469.48	0.289%
5148008900	\$7,401.55	0.331%
5148009001	\$4,264.27	0.191%
5148009004	\$1,991.87	0.089%
5148009005	\$3,287.24	0.147%
5148009006	\$3,248.99	0.145%
5148009007	\$3,038.12	0.136%
5148009008	\$11,311.70	0.506%
5148009009	\$6,924.06	0.309%
5148009012	\$3,849.89	0.172%
5148009013	\$13,267.45	0.593%
5148009014	\$3,515.75	0.157%
5148009015	\$7,525.63	0.336%
5148010027	\$5,709.93	0.255%
5148010028	\$3,969.24	0.177%
5148016914	\$75,401.44	3.370%
5148017003	\$4,316.32	0.193%
5148017005	\$3,919.64	0.175%
5148017009	\$20,365.99	0.910%
5148018005	\$2,904.43	0.130%
5148018006	\$2,811.70	0.126%
5148018007	\$3,900.57	0.174%
5148018014	\$48.79	0.002%
5148018026	\$19,823.63	0.886%
5148018027	\$3,738.76	0.167%
5148018900	\$5,718.29	0.256%
5148018901	\$2,659.88	0.119%
5148019001	\$4,536.30	0.203%
5148019002	\$2,313.07	0.103%
5148019007	\$2,553.99	0.114%
5148019008	\$5,133.18	0.229%

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5148019009	\$5,821.91	0.260%
5148019012	\$12,846.77	0.574%
5148019013	\$3,457.56	0.155%
5148019017	\$1,821.51	0.081%
5148019018	\$2,454.73	0.110%
5148019020	\$2,871.73	0.128%
5148020001	\$8,941.86	0.400%
5148020002	\$2,531.65	0.113%
5148020003	\$3,574.59	0.160%
5148020004	\$2,155.71	0.096%
5148020009	\$6,326.32	0.283%
5148020012	\$13,454.28	0.601%
5148021002	\$2,763.31	0.123%
5148021010	\$15,270.72	0.682%
5148021011	\$3,970.48	0.177%
5148021015	\$50,977.02	2.278%
5148021021	\$190.24	0.009%
5148021022	\$534.64	0.024%
5148021023	\$482.16	0.022%
5148021024	\$485.44	0.022%
5148021025	\$475.60	0.021%
5148021026	\$429.68	0.019%
5148021027	\$560.88	0.025%
5148021028	\$190.24	0.009%
5148021029	\$521.52	0.023%
5148021030	\$482.16	0.022%
5148021031	\$485.44	0.022%
5148021032	\$511.68	0.023%
5148021033	\$390.32	0.017%
5148021034	\$560.88	0.025%
5148021035	\$190.24	0.009%
5148021036	\$521.52	0.023%
5148021037	\$482.16	0.022%
5148021038	\$485.44	0.022%
5148021039	\$511.68	0.023%
5148021040	\$390.32	0.017%
5148021041	\$560.88	0.025%
5148021042	\$190.24	0.009%

5148021043	\$534.64	0.024%
5148021044	\$482.16	0.022%
5148021045	\$485.44	0.022%
5148021046	\$475.60	0.021%
5148021047	\$429.68	0.019%
5148021048	\$567.44	0.025%
5148021049	\$242.72	0.011%
5148021050	\$534.64	0.024%
5148021051	\$482.16	0.022%
5148021052	\$485.44	0.022%
5148021053	\$465.76	0.021%
5148021054	\$432.96	0.019%
5148021055	\$574.00	0.026%
5148021056	\$4,662.09	0.208%
5149002011	\$314.88	0.014%
5149002012	\$291.92	0.013%
5149002013	\$272.24	0.012%
5149002014	\$242.72	0.011%
5149002015	\$219.76	0.010%
5149002016	\$262.40	0.012%
5149002017	\$282.08	0.013%
5149002018	\$200.08	0.009%
5149002019	\$213.20	0.010%
5149002020	\$308.32	0.014%
5149002021	\$268.96	0.012%
5149002022	\$291.92	0.013%
5149002023	\$216.48	0.010%
5149002024	\$291.92	0.013%
5149002025	\$324.72	0.015%
5149002026	\$219.76	0.010%
5149002027	\$252.56	0.011%
5149002028	\$373.92	0.017%
5149002029	\$213.20	0.010%
5149002030	\$193.52	0.009%
5149002031	\$164.00	0.007%
5149002032	\$219.76	0.010%
5149002033	\$321.44	0.014%
5149002034	\$154.16	0.007%

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5149002035	\$232.88	0.010%
5149002036	\$170.56	0.008%
5149002037	\$314.88	0.014%
5149002038	\$291.92	0.013%
5149002039	\$272.24	0.012%
5149002040	\$242.72	0.011%
5149002041	\$219.76	0.010%
5149002042	\$262.40	0.012%
5149002043	\$282.08	0.013%
5149002044	\$200.08	0.009%
5149002045	\$213.20	0.010%
5149002046	\$308.32	0.014%
5149002047	\$268.96	0.012%
5149002048	\$291.92	0.013%
5149002049	\$216.48	0.010%
5149002050	\$291.92	0.013%
5149002051	\$324.72	0.015%
5149002052	\$219.76	0.010%
5149002053	\$252.56	0.011%
5149002054	\$373.92	0.017%
5149002055	\$213.20	0.010%
5149002056	\$193.52	0.009%
5149002057	\$164.00	0.007%
5149002058	\$219.76	0.010%
5149002059	\$321.44	0.014%
5149002060	\$154.16	0.007%
5149002061	\$232.88	0.010%
5149002062	\$170.56	0.008%
5149002063	\$314.88	0.014%
5149002064	\$291.92	0.013%
5149002065	\$272.24	0.012%
5149002066	\$242.72	0.011%
5149002067	\$219.76	0.010%
5149002068	\$262.40	0.012%
5149002069	\$282.08	0.013%
5149002070	\$200.08	0.009%
5149002071	\$213.20	0.010%
5149002072	\$308.32	0.014%

5149002073	\$268.96	0.012%
5149002074	\$291.92	0.013%
5149002075	\$216.48	0.010%
5149002076	\$291.92	0.013%
5149002077	\$324.72	0.015%
5149002078	\$219.76	0.010%
5149002079	\$252.56	0.011%
5149002080	\$373.92	0.017%
5149002081	\$213.20	0.010%
5149002082	\$193.52	0.009%
5149002083	\$164.00	0.007%
5149002084	\$219.76	0.010%
5149002085	\$321.44	0.014%
5149002086	\$154.16	0.007%
5149002087	\$232.88	0.010%
5149002088	\$170.56	0.008%
5149002089	\$314.88	0.014%
5149002090	\$291.92	0.013%
5149002091	\$272.24	0.012%
5149002092	\$242.72	0.011%
5149002093	\$219.76	0.010%
5149002094	\$262.40	0.012%
5149002095	\$282.08	0.013%
5149002096	\$200.08	0.009%
5149002097	\$213.20	0.010%
5149002098	\$308.32	0.014%
5149002099	\$268.96	0.012%
5149002100	\$291.92	0.013%
5149002101	\$216.48	0.010%
5149002102	\$291.92	0.013%
5149002103	\$324.72	0.015%
5149002104	\$219.76	0.010%
5149002105	\$252.56	0.011%
5149002106	\$373.92	0.017%
5149002107	\$213.20	0.010%
5149002108	\$193.52	0.009%
5149002109	\$164.00	0.007%
5149002110	\$219.76	0.010%

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5149002111	\$321.44	0.014%
5149002112	\$154.16	0.007%
5149002113	\$232.88	0.010%
5149002114	\$170.56	0.008%
5149002115	\$314.88	0.014%
5149002116	\$291.92	0.013%
5149002117	\$272.24	0.012%
5149002118	\$242.72	0.011%
5149002119	\$219.76	0.010%
5149002120	\$262.40	0.012%
5149002121	\$282.08	0.013%
5149002122	\$200.08	0.009%
5149002123	\$213.20	0.010%
5149002124	\$308.32	0.014%
5149002125	\$268.96	0.012%
5149002126	\$291.92	0.013%
5149002127	\$216.48	0.010%
5149002128	\$291.92	0.013%
5149002129	\$324.72	0.015%
5149002130	\$219.76	0.010%
5149002131	\$252.56	0.011%
5149002132	\$373.92	0.017%
5149002133	\$213.20	0.010%
5149002134	\$193.52	0.009%
5149002135	\$164.00	0.007%
5149002136	\$219.76	0.010%
5149002137	\$321.44	0.014%
5149002138	\$154.16	0.007%
5149002139	\$232.88	0.010%
5149002140	\$170.56	0.008%
5149002141	\$314.88	0.014%
5149002142	\$291.92	0.013%
5149002143	\$272.24	0.012%
5149002144	\$242.72	0.011%
5149002145	\$219.76	0.010%
5149002146	\$262.40	0.012%
5149002147	\$282.08	0.013%
5149002148	\$200.08	0.009%

5149002149	\$213.20	0.010%
5149002150	\$308.32	0.014%
5149002151	\$268.96	0.012%
5149002152	\$291.92	0.013%
5149002153	\$216.48	0.010%
5149002154	\$291.92	0.013%
5149002155	\$324.72	0.015%
5149002156	\$219.76	0.010%
5149002157	\$252.56	0.011%
5149002158	\$373.92	0.017%
5149002159	\$213.20	0.010%
5149002160	\$193.52	0.009%
5149002161	\$164.00	0.007%
5149002162	\$219.76	0.010%
5149002163	\$321.44	0.014%
5149002164	\$154.16	0.007%
5149002165	\$232.88	0.010%
5149002166	\$170.56	0.008%
5149002167	\$314.88	0.014%
5149002168	\$291.92	0.013%
5149002169	\$272.24	0.012%
5149002170	\$242.72	0.011%
5149002171	\$219.76	0.010%
5149002172	\$262.40	0.012%
5149002173	\$282.08	0.013%
5149002174	\$200.08	0.009%
5149002175	\$213.20	0.010%
5149002176	\$308.32	0.014%
5149002177	\$268.96	0.012%
5149002178	\$265.68	0.012%
5149002179	\$216.48	0.010%
5149002180	\$291.92	0.013%
5149002181	\$324.72	0.015%
5149002182	\$219.76	0.010%
5149002183	\$252.56	0.011%
5149002184	\$373.92	0.017%
5149002185	\$213.20	0.010%
5149002186	\$193.52	0.009%

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5149002187	\$164.00	0.007%
5149002188	\$219.76	0.010%
5149002189	\$321.44	0.014%
5149002190	\$154.16	0.007%
5149002191	\$232.88	0.010%
5149002192	\$170.56	0.008%
5149002193	\$593.68	0.027%
5149002194	\$442.80	0.020%
5149002195	\$429.68	0.019%
5149002196	\$892.16	0.040%
5149002197	\$636.32	0.028%
5149002198	\$1,115.20	0.050%
5149002199	\$469.04	0.021%
5149002200	\$882.32	0.039%
5149002201	\$656.00	0.029%
5149022006	\$7,023.53	0.314%
5149022008	\$14,119.30	0.631%
5149022010	\$4,734.23	0.212%
5149022012	\$6,926.02	0.310%
5149022013	\$12,816.20	0.573%
5149022014	\$7,249.50	0.324%
5149022015	\$12,794.63	0.572%
5149022016	\$1,341.52	0.060%
5149022017	\$2,032.57	0.091%
5149022018	\$6,390.97	0.286%
5149022019	\$2,738.99	0.122%
5149023011	\$11,302.67	0.505%
5149023013	\$10,280.50	0.459%
5149023020	\$518.24	0.023%
5149023021	\$364.08	0.016%
5149023022	\$370.64	0.017%
5149023023	\$373.92	0.017%
5149023024	\$370.64	0.017%
5149023025	\$334.56	0.015%
5149023026	\$236.16	0.011%
5149023027	\$239.44	0.011%
5149023028	\$232.88	0.010%
5149023029	\$150.88	0.007%

5149023030	\$147.60	0.007%
5149023031	\$150.88	0.007%
5149023032	\$255.84	0.011%
5149023033	\$150.88	0.007%
5149023034	\$167.28	0.007%
5149023035	\$390.32	0.017%
5149023036	\$321.44	0.014%
5149023037	\$419.84	0.019%
5149023038	\$423.12	0.019%
5149023039	\$419.84	0.019%
5149023040	\$360.80	0.016%
5149023041	\$291.92	0.013%
5149023042	\$288.64	0.013%
5149023043	\$272.24	0.012%
5149023044	\$236.16	0.011%
5149023045	\$236.16	0.011%
5149023046	\$232.88	0.010%
5149023047	\$154.16	0.007%
5149023048	\$150.88	0.007%
5149023049	\$154.16	0.007%
5149023050	\$255.84	0.011%
5149023051	\$154.16	0.007%
5149023052	\$167.28	0.007%
5149023053	\$262.40	0.012%
5149023054	\$268.96	0.012%
5149023055	\$262.40	0.012%
5149023056	\$282.08	0.013%
5149023057	\$282.08	0.013%
5149023058	\$268.96	0.012%
5149023059	\$268.96	0.012%
5149023060	\$272.24	0.012%
5149023061	\$226.32	0.010%
5149023062	\$236.16	0.011%
5149023063	\$236.16	0.011%
5149023064	\$232.88	0.010%
5149023065	\$154.16	0.007%
5149023066	\$150.88	0.007%
5149023067	\$154.16	0.007%

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5149023068	\$255.84	0.011%
5149023069	\$154.16	0.007%
5149023070	\$167.28	0.007%
5149023071	\$262.40	0.012%
5149023072	\$268.96	0.012%
5149023073	\$262.40	0.012%
5149023074	\$282.08	0.013%
5149023075	\$282.08	0.013%
5149023076	\$268.96	0.012%
5149023077	\$268.96	0.012%
5149023078	\$272.24	0.012%
5149023079	\$226.32	0.010%
5149023080	\$236.16	0.011%
5149023081	\$236.16	0.011%
5149023082	\$232.88	0.010%
5149023083	\$154.16	0.007%
5149023084	\$150.88	0.007%
5149023085	\$154.16	0.007%
5149023086	\$255.84	0.011%
5149023087	\$154.16	0.007%
5149023088	\$167.28	0.007%
5149023089	\$262.40	0.012%
5149023090	\$268.96	0.012%
5149023091	\$262.40	0.012%
5149023092	\$282.08	0.013%
5149023093	\$282.08	0.013%
5149023094	\$268.96	0.012%
5149023095	\$268.96	0.012%
5149023096	\$272.24	0.012%
5149023097	\$226.32	0.010%
5149023098	\$236.16	0.011%
5149023099	\$236.16	0.011%
5149023100	\$232.88	0.010%
5149023101	\$154.16	0.007%
5149023102	\$150.88	0.007%
5149023103	\$154.16	0.007%
5149023104	\$255.84	0.011%
5149023105	\$154.16	0.007%

5149023106	\$167.28	0.007%
5149023107	\$262.40	0.012%
5149023108	\$268.96	0.012%
5149023109	\$262.40	0.012%
5149023110	\$282.08	0.013%
5149023111	\$282.08	0.013%
5149023112	\$268.96	0.012%
5149023113	\$268.96	0.012%
5149023114	\$272.24	0.012%
5149023115	\$226.32	0.010%
5149023116	\$236.16	0.011%
5149023117	\$236.16	0.011%
5149023118	\$232.88	0.010%
5149023119	\$154.16	0.007%
5149023120	\$413.28	0.018%
5149023121	\$154.16	0.007%
5149023122	\$154.16	0.007%
5149023123	\$167.28	0.007%
5149023124	\$262.40	0.012%
5149023125	\$268.96	0.012%
5149023126	\$265.68	0.012%
5149023127	\$282.08	0.013%
5149023128	\$282.08	0.013%
5149023129	\$268.96	0.012%
5149023130	\$268.96	0.012%
5149023131	\$226.32	0.010%
5149023132	\$272.24	0.012%
5149023133	\$236.16	0.011%
5149023134	\$236.16	0.011%
5149023135	\$232.88	0.010%
5149023136	\$154.16	0.007%
5149023137	\$413.28	0.018%
5149023138	\$154.16	0.007%
5149023139	\$154.16	0.007%
5149023140	\$167.28	0.007%
5149023141	\$262.40	0.012%
5149023142	\$268.96	0.012%
5149023143	\$265.68	0.012%

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5149023144	\$282.08	0.013%
5149023145	\$282.08	0.013%
5149023146	\$268.96	0.012%
5149023147	\$268.96	0.012%
5149023148	\$226.32	0.010%
5149023149	\$272.24	0.012%
5149023150	\$236.16	0.011%
5149023151	\$236.16	0.011%
5149023152	\$232.88	0.010%
5149023153	\$154.16	0.007%
5149023154	\$413.28	0.018%
5149023155	\$154.16	0.007%
5149023156	\$154.16	0.007%
5149023157	\$167.28	0.007%
5149023158	\$262.40	0.012%
5149023159	\$268.96	0.012%
5149023160	\$265.68	0.012%
5149023161	\$282.08	0.013%
5149023162	\$282.08	0.013%
5149023163	\$268.96	0.012%
5149023164	\$268.96	0.012%
5149023165	\$226.32	0.010%
5149023166	\$272.24	0.012%
5149023167	\$236.16	0.011%
5149023168	\$236.16	0.011%
5149023169	\$232.88	0.010%
5149023170	\$154.16	0.007%
5149023171	\$413.28	0.018%
5149023172	\$154.16	0.007%
5149023173	\$154.16	0.007%
5149023174	\$167.28	0.007%
5149023175	\$262.40	0.012%
5149023176	\$268.96	0.012%
5149023177	\$265.68	0.012%
5149023178	\$282.08	0.013%
5149023179	\$282.08	0.013%
5149023180	\$268.96	0.012%
5149023181	\$268.96	0.012%

5149023182	\$226.32	0.010%
5149023183	\$272.24	0.012%
5149023184	\$236.16	0.011%
5149023185	\$236.16	0.011%
5149023186	\$232.88	0.010%
5149023187	\$154.16	0.007%
5149023188	\$413.28	0.018%
5149023189	\$154.16	0.007%
5149023190	\$154.16	0.007%
5149023191	\$167.28	0.007%
5149023192	\$262.40	0.012%
5149023193	\$268.96	0.012%
5149023194	\$265.68	0.012%
5149023195	\$282.08	0.013%
5149023196	\$282.08	0.013%
5149023197	\$268.96	0.012%
5149023198	\$268.96	0.012%
5149023199	\$226.32	0.010%
5149023200	\$272.24	0.012%
5149023201	\$236.16	0.011%
5149023202	\$236.16	0.011%
5149023203	\$232.88	0.010%
5149023204	\$154.16	0.007%
5149023205	\$413.28	0.018%
5149023206	\$154.16	0.007%
5149023207	\$154.16	0.007%
5149023208	\$167.28	0.007%
5149023209	\$262.40	0.012%
5149023210	\$268.96	0.012%
5149023211	\$265.68	0.012%
5149023212	\$282.08	0.013%
5149023213	\$282.08	0.013%
5149023214	\$268.96	0.012%
5149023215	\$268.96	0.012%
5149023216	\$226.32	0.010%
5149023217	\$272.24	0.012%
5149023218	\$236.16	0.011%
5149023219	\$236.16	0.011%

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5149023220	\$232.88	0.010%
5149023221	\$311.60	0.014%
5149023222	\$413.28	0.018%
5149023223	\$331.28	0.015%
5149023224	\$311.60	0.014%
5149023225	\$331.28	0.015%
5149023226	\$10,765.83	0.481%
5149023231	\$105.01	0.005%
5149023232	\$138.40	0.006%
5149023233	\$879.48	0.039%
5149023900	\$1,173.41	0.052%
5149023901	\$1,387.68	0.062%
5149023902	\$1,798.59	0.080%
5149023903	\$3,099.25	0.139%
5149023904	\$3,525.00	0.158%
5149023905	\$2,345.27	0.105%
5149024001	\$23,650.10	1.057%
5149024004	\$11,769.51	0.526%
5149024006	\$1,689.07	0.075%
5149024008	\$6,798.88	0.304%
5149024009	\$8,075.31	0.361%
5149024018	\$2,361.35	0.106%
5149024019	\$3,271.22	0.146%
5149024020	\$4,589.34	0.205%
5149024021	\$8,985.77	0.402%
5149024022	\$1,494.44	0.067%
5149024024	\$9,706.18	0.434%
5149024026	\$31,555.21	1.410%
5149024027	\$12,198.00	0.545%
5149024028	\$6,667.02	0.298%
5149024029	\$337.84	0.015%
5149024030	\$282.08	0.013%
5149024031	\$367.36	0.016%
5149024032	\$278.80	0.012%
5149024033	\$186.96	0.008%
5149024034	\$347.68	0.016%
5149024035	\$255.84	0.011%
5149024036	\$341.12	0.015%

5149024037	\$344.40	0.015%
5149024038	\$278.80	0.012%
5149024039	\$360.80	0.016%
5149024040	\$239.44	0.011%
5149024041	\$219.76	0.010%
5149024042	\$334.56	0.015%
5149024043	\$328.00	0.015%
5149024044	\$341.12	0.015%
5149024045	\$344.40	0.015%
5149024046	\$278.80	0.012%
5149024047	\$360.80	0.016%
5149024048	\$239.44	0.011%
5149024049	\$219.76	0.010%
5149024050	\$334.56	0.015%
5149024051	\$328.00	0.015%
5149024052	\$341.12	0.015%
5149024053	\$344.40	0.015%
5149024054	\$278.80	0.012%
5149024055	\$360.80	0.016%
5149024056	\$239.44	0.011%
5149024057	\$219.76	0.010%
5149024058	\$334.56	0.015%
5149024059	\$328.00	0.015%
5149024060	\$341.12	0.015%
5149024061	\$344.40	0.015%
5149024062	\$278.80	0.012%
5149024063	\$360.80	0.016%
5149024064	\$239.44	0.011%
5149024065	\$219.76	0.010%
5149024066	\$334.56	0.015%
5149024067	\$328.00	0.015%
5149024068	\$341.12	0.015%
5149024069	\$344.40	0.015%
5149024070	\$278.80	0.012%
5149024071	\$360.80	0.016%
5149024072	\$239.44	0.011%
5149024073	\$219.76	0.010%
5149024074	\$334.56	0.015%

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5149024075	\$328.00	0.015%
5149024076	\$341.12	0.015%
5149024077	\$344.40	0.015%
5149024078	\$278.80	0.012%
5149024079	\$360.80	0.016%
5149024080	\$239.44	0.011%
5149024081	\$219.76	0.010%
5149024082	\$334.56	0.015%
5149024083	\$334.56	0.015%
5149024084	\$341.12	0.015%
5149024085	\$344.40	0.015%
5149024086	\$278.80	0.012%
5149024087	\$360.80	0.016%
5149024088	\$239.44	0.011%
5149024089	\$219.76	0.010%
5149024090	\$334.56	0.015%
5149024091	\$334.56	0.015%
5149024092	\$341.12	0.015%
5149024093	\$344.40	0.015%
5149024094	\$278.80	0.012%
5149024095	\$360.80	0.016%
5149024096	\$239.44	0.011%
5149024097	\$219.76	0.010%
5149024098	\$334.56	0.015%
5149024099	\$334.56	0.015%
5149024100	\$341.12	0.015%
5149024101	\$344.40	0.015%
5149024102	\$278.80	0.012%
5149024103	\$360.80	0.016%
5149024104	\$239.44	0.011%
5149024105	\$219.76	0.010%
5149024106	\$334.56	0.015%
5149024107	\$334.56	0.015%
5149024108	\$341.12	0.015%
5149024109	\$344.40	0.015%
5149024110	\$278.80	0.012%
5149024111	\$360.80	0.016%
5149024112	\$239.44	0.011%

5149024113	\$219.76	0.010%
5149024114	\$334.56	0.015%
5149024115	\$334.56	0.015%
5149024116	\$341.12	0.015%
5149025001	\$5,426.84	0.243%
5149025900	\$3,125.80	0.140%
5149025901	\$42,370.00	1.894%
5149026001	\$22,515.85	1.006%
5149026002	\$6,482.30	0.290%
5149026003	\$5,259.31	0.235%
5149026008	\$8,999.76	0.402%
5149033001	\$3,073.67	0.137%
5149033002	\$4,720.00	0.211%
5149033003	\$5,836.99	0.261%
5149033004	\$1,680.05	0.075%
5149033007	\$4,866.84	0.218%
5149033008	\$1,534.21	0.069%
5149033009	\$5,322.91	0.238%
5149033011	\$1,696.89	0.076%
5149033012	\$3,989.29	0.178%
5149033013	\$9,178.40	0.410%
5149033014	\$1,749.35	0.078%
5149033016	\$4,231.47	0.189%
5149033017	\$259.12	0.012%
5149033018	\$321.44	0.014%
5149033019	\$259.12	0.012%
5149033020	\$318.16	0.014%
5149033021	\$219.76	0.010%
5149033022	\$252.56	0.011%
5149033023	\$232.55	0.010%
5149033024	\$393.60	0.018%
5149033025	\$219.76	0.010%
5149033026	\$301.76	0.013%
5149033027	\$380.48	0.017%
5149033028	\$314.88	0.014%
5149033029	\$291.92	0.013%
5149033030	\$272.24	0.012%
5149033031	\$242.72	0.011%

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5149033032	\$219.76	0.010%
5149033033	\$259.12	0.012%
5149033034	\$282.08	0.013%
5149033035	\$223.04	0.010%
5149033036	\$259.12	0.012%
5149033037	\$272.24	0.012%
5149033038	\$314.88	0.014%
5149033039	\$341.12	0.015%
5149033040	\$216.48	0.010%
5149033041	\$291.92	0.013%
5149033042	\$324.72	0.015%
5149033043	\$219.76	0.010%
5149033044	\$252.56	0.011%
5149033045	\$373.92	0.017%
5149033046	\$213.20	0.010%
5149033047	\$239.44	0.011%
5149033048	\$200.08	0.009%
5149033049	\$219.76	0.010%
5149033050	\$321.44	0.014%
5149033051	\$177.12	0.008%
5149033052	\$232.88	0.010%
5149033053	\$170.56	0.008%
5149033054	\$314.88	0.014%
5149033055	\$291.92	0.013%
5149033056	\$272.24	0.012%
5149033057	\$242.72	0.011%
5149033058	\$219.76	0.010%
5149033059	\$262.40	0.012%
5149033060	\$282.08	0.013%
5149033061	\$200.08	0.009%
5149033062	\$213.20	0.010%
5149033063	\$308.32	0.014%
5149033064	\$268.96	0.012%
5149033065	\$291.92	0.013%
5149033066	\$216.48	0.010%
5149033067	\$291.92	0.013%
5149033068	\$324.72	0.015%
5149033069	\$219.76	0.010%

5149033070	\$252.56	0.011%
5149033071	\$373.92	0.017%
5149033072	\$213.20	0.010%
5149033073	\$193.52	0.009%
5149033074	\$164.00	0.007%
5149033075	\$219.76	0.010%
5149033076	\$321.44	0.014%
5149033077	\$154.16	0.007%
5149033078	\$232.88	0.010%
5149033079	\$170.56	0.008%
5149033080	\$314.88	0.014%
5149033081	\$291.92	0.013%
5149033082	\$272.24	0.012%
5149033083	\$242.72	0.011%
5149033084	\$219.76	0.010%
5149033085	\$262.40	0.012%
5149033086	\$282.08	0.013%
5149033087	\$200.08	0.009%
5149033088	\$213.20	0.010%
5149033089	\$308.32	0.014%
5149033090	\$268.96	0.012%
5149033091	\$291.92	0.013%
5149033092	\$216.48	0.010%
5149033093	\$291.92	0.013%
5149033094	\$324.72	0.015%
5149033095	\$219.76	0.010%
5149033096	\$252.56	0.011%
5149033097	\$373.92	0.017%
5149033098	\$213.20	0.010%
5149033099	\$193.52	0.009%
5149033100	\$164.00	0.007%
5149033101	\$219.76	0.010%
5149033102	\$321.44	0.014%
5149033103	\$154.16	0.007%
5149033104	\$232.88	0.010%
5149033105	\$170.56	0.008%
5149033106	\$11,609.00	0.519%
5149034002	\$5,321.90	0.238%

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5149034003	\$5,965.00	0.267%
5149034005	\$17,020.50	0.761%
5149034006	\$22,751.17	1.017%
5149034011	\$3,606.71	0.161%
5149034013	\$7,490.29	0.335%
5149034014	\$213.20	0.010%
5149034015	\$373.92	0.017%
5149034016	\$387.04	0.017%
5149034017	\$413.28	0.018%
5149034018	\$328.00	0.015%
5149034019	\$360.80	0.016%
5149034020	\$514.96	0.023%
5149034021	\$373.92	0.017%
5149034022	\$193.52	0.009%
5149034023	\$213.20	0.010%
5149034024	\$354.24	0.016%
5149034025	\$380.48	0.017%
5149034026	\$413.28	0.018%
5149034027	\$291.92	0.013%
5149034028	\$328.00	0.015%
5149034029	\$377.20	0.017%
5149034030	\$173.84	0.008%
5149034031	\$213.20	0.010%
5149034032	\$354.24	0.016%
5149034033	\$380.48	0.017%
5149034034	\$413.28	0.018%
5149034035	\$291.92	0.013%
5149034036	\$328.00	0.015%
5149034037	\$377.20	0.017%
5149034038	\$173.84	0.008%
5149034039	\$213.20	0.010%
5149034040	\$354.24	0.016%
5149034041	\$380.48	0.017%
5149034042	\$413.28	0.018%
5149034043	\$291.92	0.013%
5149034044	\$328.00	0.015%
5149034045	\$377.20	0.017%
5149034046	\$173.84	0.008%

5149034047	\$213.20	0.010%
5149034048	\$354.24	0.016%
5149034049	\$380.48	0.017%
5149034050	\$413.28	0.018%
5149034051	\$291.92	0.013%
5149034052	\$328.00	0.015%
5149034053	\$377.20	0.017%
5149034054	\$173.84	0.008%
5149034055	\$213.20	0.010%
5149034056	\$354.24	0.016%
5149034057	\$380.48	0.017%
5149034058	\$413.28	0.018%
5149034059	\$291.92	0.013%
5149034060	\$328.00	0.015%
5149034061	\$377.20	0.017%
5149034062	\$173.84	0.008%
5149034063	\$213.20	0.010%
5149034064	\$354.24	0.016%
5149034065	\$380.48	0.017%
5149034066	\$413.28	0.018%
5149034067	\$291.92	0.013%
5149034068	\$328.00	0.015%
5149034069	\$377.20	0.017%
5149034070	\$173.84	0.008%
5149034071	\$341.12	0.015%
5149034072	\$373.92	0.017%
5149034073	\$357.52	0.016%
5149034074	\$242.72	0.011%
5149034075	\$321.44	0.014%
5149035004	\$4,828.84	0.216%
5149035005	\$4,245.24	0.190%
5149035007	\$2,889.44	0.129%
5149035010	\$3,298.18	0.147%
5149035011	\$10,793.54	0.482%
5149035012	\$4,982.16	0.223%
5149035014	\$25,559.22	1.142%
5149035016	\$12,096.80	0.541%
5149035017	\$291.92	0.013%

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5149035018	\$459.20	0.021%
5149035019	\$423.12	0.019%
5149035020	\$508.40	0.023%
5149035021	\$288.64	0.013%
5149035022	\$318.16	0.014%
5149035023	\$259.12	0.012%
5149035024	\$268.96	0.012%
5149035025	\$344.40	0.015%
5149035026	\$242.72	0.011%
5149035027	\$298.48	0.013%
5149035028	\$465.76	0.021%
5149035029	\$436.24	0.019%
5149035030	\$508.40	0.023%
5149035031	\$282.08	0.013%
5149035032	\$318.16	0.014%
5149035033	\$262.40	0.012%
5149035034	\$262.40	0.012%
5149035035	\$318.16	0.014%
5149035036	\$203.36	0.009%
5149035037	\$288.64	0.013%
5149035038	\$469.04	0.021%
5149035039	\$429.68	0.019%
5149035040	\$518.24	0.023%
5149035041	\$278.80	0.012%
5149035042	\$314.88	0.014%
5149035043	\$387.04	0.017%
5149035044	\$396.88	0.018%
5149035045	\$324.72	0.015%
5149035046	\$239.44	0.011%
5149035047	\$285.36	0.013%
5149035048	\$459.20	0.021%
5149035049	\$429.68	0.019%
5149035050	\$514.96	0.023%
5149035051	\$285.36	0.013%
5149035052	\$321.44	0.014%
5149035053	\$259.12	0.012%
5149035054	\$262.40	0.012%
5149035055	\$416.56	0.019%

5149035056	\$216.48	0.010%
5149035057	\$193.52	0.009%
5149035058	\$200.08	0.009%
5149035059	\$324.72	0.015%
5149035060	\$200.08	0.009%
5149035061	\$213.20	0.010%
5149035062	\$219.76	0.010%
5149035063	\$196.80	0.009%
5149035064	\$200.08	0.009%
5149035065	\$328.00	0.015%
5149035066	\$200.08	0.009%
5149035067	\$209.92	0.009%
5149035068	\$216.48	0.010%
5149035069	\$193.52	0.009%
5149035070	\$200.08	0.009%
5149035071	\$318.16	0.014%
5149035072	\$200.08	0.009%
5149035073	\$223.04	0.010%
5149035074	\$219.76	0.010%
5149035075	\$196.80	0.009%
5149035076	\$200.08	0.009%
5149035077	\$331.28	0.015%
5149035078	\$200.08	0.009%
5149035079	\$219.76	0.010%
5149035080	\$216.48	0.010%
5149035081	\$193.52	0.009%
5149035082	\$200.08	0.009%
5149035083	\$318.16	0.014%
5149035084	\$200.08	0.009%
5149035085	\$223.04	0.010%
5149035086	\$219.76	0.010%
5149035087	\$196.80	0.009%
5149035088	\$200.08	0.009%
5149035089	\$331.28	0.015%
5149035090	\$200.08	0.009%
5149035091	\$219.76	0.010%
5149035092	\$216.48	0.010%
5149035093	\$193.52	0.009%

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

5149035094	\$200.08	0.009%
5149035095	\$318.16	0.014%
5149035096	\$200.08	0.009%
5149035097	\$223.04	0.010%
5149035098	\$219.76	0.010%
5149035099	\$196.80	0.009%
5149035100	\$200.08	0.009%
5149035101	\$331.28	0.015%
5149035102	\$200.08	0.009%
5149035103	\$219.76	0.010%
5149035104	\$216.48	0.010%
5149035105	\$193.52	0.009%
5149035106	\$200.08	0.009%
5149035107	\$318.16	0.014%
5149035108	\$200.08	0.009%
5149035109	\$223.04	0.010%
5149035110	\$219.76	0.010%
5149035111	\$196.80	0.009%
5149035112	\$200.08	0.009%
5149035113	\$331.28	0.015%
5149035114	\$200.08	0.009%
5149035115	\$219.76	0.010%
5149035116	\$216.48	0.010%
5149035117	\$193.52	0.009%
5149035118	\$200.08	0.009%
5149035119	\$318.16	0.014%
5149035120	\$200.08	0.009%
5149035121	\$223.04	0.010%
5149035122	\$219.76	0.010%
5149035123	\$196.80	0.009%
5149035124	\$200.08	0.009%
5149035125	\$331.28	0.015%
5149035126	\$200.08	0.009%
5149035127	\$219.76	0.010%
5149035128	\$216.48	0.010%
5149035129	\$193.52	0.009%
5149035130	\$200.08	0.009%
5149035131	\$318.16	0.014%

5149035132	\$200.08	0.009%
5149035133	\$223.04	0.010%
5149035134	\$219.76	0.010%
5149035135	\$196.80	0.009%
5149035136	\$200.08	0.009%
5149035137	\$331.28	0.015%
5149035138	\$200.08	0.009%
5149035139	\$219.76	0.010%
5149035140	\$216.48	0.010%
5149035141	\$193.52	0.009%
5149035142	\$200.08	0.009%
5149035143	\$318.16	0.014%
5149035144	\$200.08	0.009%
5149035145	\$223.04	0.010%
5149035146	\$219.76	0.010%
5149035147	\$196.80	0.009%
5149035148	\$200.08	0.009%
5149035149	\$331.28	0.015%
5149035150	\$200.08	0.009%
5149035151	\$219.76	0.010%
5149035152	\$275.52	0.012%
5149035153	\$301.76	0.013%
5149035154	\$449.36	0.020%
5149035155	\$295.20	0.013%
5149035156	\$275.52	0.012%
5149035157	\$308.32	0.014%
5149035158	\$439.52	0.020%
5149035159	\$295.20	0.013%
5149036004	\$25,504.85	1.140%
5149036010	\$13,749.24	0.614%
5149036016	\$6,963.16	0.311%
5149036017	\$23,714.61	1.060%
5149036907	\$8,342.35	0.373%
5149037010	\$16,446.16	0.735%
5149037026	\$44,466.25	1.987%
5149038001	\$2,815.54	0.126%
5149038002	\$344.40	0.015%
5149038003	\$337.84	0.015%

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER’S REPORT

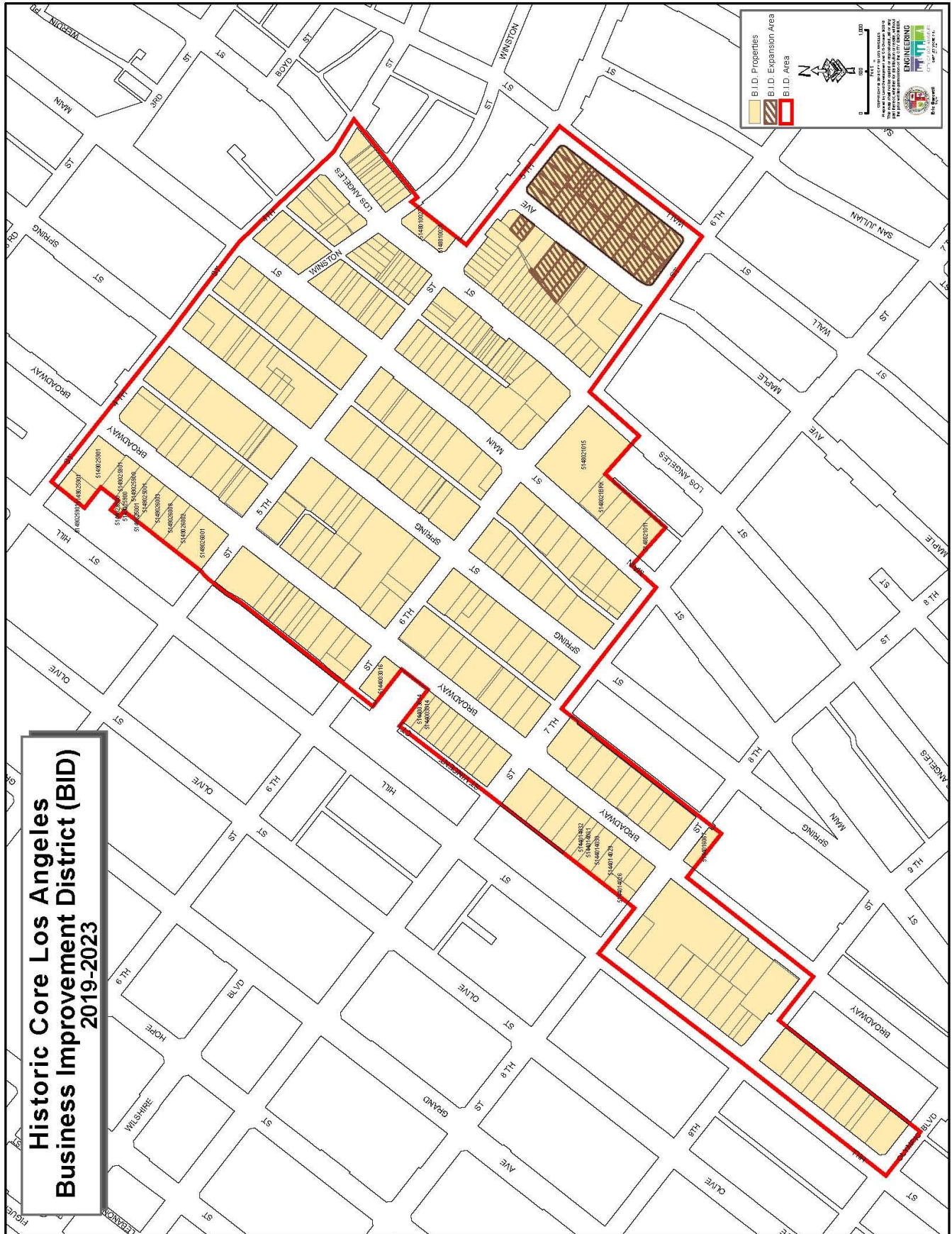
5149038004	\$242.72	0.011%
5149038005	\$242.72	0.011%
5149038006	\$426.40	0.019%
5149038007	\$252.56	0.011%
5149038008	\$357.52	0.016%
5149038009	\$337.84	0.015%
5149038010	\$242.72	0.011%
5149038011	\$239.44	0.011%
5149038012	\$426.40	0.019%
5149038013	\$252.56	0.011%
5149038014	\$357.52	0.016%
5149038015	\$334.56	0.015%
5149038016	\$242.72	0.011%
5149038017	\$239.44	0.011%
5149038018	\$413.28	0.018%
5149038019	\$252.56	0.011%
5149038020	\$354.24	0.016%
5149038021	\$331.28	0.015%
5149038022	\$242.72	0.011%
5149038023	\$239.44	0.011%
5149038024	\$426.40	0.019%
5149038025	\$252.56	0.011%
5149038026	\$364.08	0.016%
5149038027	\$334.56	0.015%
5149038028	\$242.72	0.011%
5149038029	\$239.44	0.011%
5149038030	\$426.40	0.019%
5149038031	\$255.84	0.011%
5149038032	\$360.80	0.016%
5149038033	\$334.56	0.015%
5149038034	\$242.72	0.011%
5149038035	\$239.44	0.011%

5149038036	\$426.40	0.019%
5149038037	\$255.84	0.011%
5149038038	\$360.80	0.016%
5149038039	\$334.56	0.015%
5149038040	\$242.72	0.011%
5149038041	\$239.44	0.011%
5149038042	\$426.40	0.019%
5149038043	\$255.84	0.011%
5149038044	\$360.80	0.016%
5149038045	\$334.56	0.015%
5149038046	\$242.72	0.011%
5149038047	\$239.44	0.011%
5149038048	\$426.40	0.019%
5149038049	\$255.84	0.011%
5149038050	\$360.80	0.016%
5149038051	\$334.56	0.015%
5149038052	\$242.72	0.011%
5149038053	\$239.44	0.011%
5149038054	\$426.40	0.019%
5149038055	\$255.84	0.011%
5149038056	\$360.80	0.016%
5149038057	\$334.56	0.015%
5149038058	\$242.72	0.011%
5149038059	\$239.44	0.011%
5149038060	\$429.68	0.019%
5149038061	\$255.84	0.011%
5149038062	\$360.80	0.016%
5149038063	\$337.84	0.015%
5149038064	\$518.24	0.023%
5149038065	\$436.24	0.019%
5149038066	\$255.84	0.011%
	\$2,237,537.38	100.000%

APPENDIX 2

HC BID BOUNDARY MAP

HISTORIC CORE BID RENEWAL – ASSESSMENT ENGINEER'S REPORT



Historic Core

A Los Angeles Property-Based Business
Improvement District

Management District Plan

May 14, 2018

Prepared by



Table of Contents

Chapter		Page
1	Management District Plan Summary	3
2a	Boundary: Map	8
2b	Boundary: Description & Rationale	9
3	Service & Improvement Plan	12
4	Assessment Methodology	16
5	District Rules	22
6	Implementation Timeline	22
7	Public Sector Participation	22
8	Parcel Assessment Roll	26
Attachment		
A	Engineer's Report	

1 Management District Plan Summary

Name of District: The name of the District is the *Historic Core Business Improvement District* (hereinafter the "District"), located in the City of Los Angeles. The District is being renewed pursuant to Section 36600 et seq. of the California Streets and Highways Code, The "Property and Business Improvement District Law of 1994 as amended," hereinafter referred to as State Law.

The Historic Core BID Management District Plan is proposed to improve and convey special benefits to the identified assessed parcels within the District. The programs and services that the District will provide are outlined briefly on p. 4, and in more detail on p. 12 of the Management District Plan. Each of its programs and services are specifically designed to benefit each identified assessed parcel in the District as described in the Service & Improvement Plan on p. 12. The District has provided services to its assessed property owners since 1998. The top priority for the renewed District remains the "clean and safe" programming. The second priority for the District is communications and development (website, database, newsletters, media relations and other marketing and business attraction and retention efforts.) The third priority is administration and corporate operations. A highly professional, full-time management team is viewed as essential to the implementation and oversight of all other priorities. These priorities are reflected in the budget for the identified assessed parcels in the District. These priorities have been comprehensively reassessed upon each renewal of the District, but have largely remained the same over time.

Type of District: Renewal of the Historic Core BID, a Property-Based BID, and a one-block eastward expansion to Wall Street between 5th and 6th Streets. The District sunsets on December 31, 2018 and has determined to renew.

Duration: The District shall have a five (5) year term beginning January 1, 2019 and ending December 31, 2023, unless renewed by a new vote of the property owners. If not renewed, or otherwise terminated, any unused funds shall be returned to the property owners in a pro-rata share, in accordance with Streets and Highways Code section 36671.

Implementation Timeline: The District is expected to begin services on January 1, 2019. If the District is not renewed, services will sunset on December 31, 2023.

Boundaries: The Historic Core BID, a Property-Based BID, proposes to renew and expand one block to the east between 5th and 6th Streets. It is centrally located within Downtown Los Angeles, and is bounded by three other existing Business Improvement Districts (BIDs): the Downtown Center BID, the Greater South Park BID and the Los Angeles Fashion District BID. The proposed renewed District generally includes all properties between 4th Street on the north, Olympic Boulevard on the south, an irregular western boundary formed principally by

the Downtown Center BID (another property-based BID that was formed in the same year as this District,) and an irregular eastern boundary formed principally by the western boundary of the Los Angeles Fashion District BID (another property-based BID that was formed prior to the establishment of this District.) The renewed District will include portions of the north-south corridors along Hill Street, Broadway, Spring Street, Main Street, Los Angeles Street, Maple Avenue and Wall Street, and portions of the east-west corridors along 4th Street, 5th Street, 6th Street, 7th Street, 8th Street, 9th Street, and Olympic Boulevard. See boundaries and boundary rationale (p. 9) and map (p. 8) for further detail. State Law and State Constitution Article XIII D require that special assessments be levied according to the special benefit each assessed parcel receives from the improvements. The District has only one benefit zone. The District has established one assessment methodology for residential condominiums, and another assessment methodology for all other parcels.

Governance: The City shall contract with a non-profit Owners Association to manage the District and implement this plan. The Owners' Association will review and approve the District budget, policies and operational plans. They shall hire and oversee all staff and/or contractors charged with the execution of services to the District. Annual and quarterly reports, newsletters and independent financial statements will be submitted to the City according to a calendar established by the Office of the Los Angeles City Clerk, Neighborhood & Business Improvement District Division.

Definition of Special and General Benefits: As stipulated by Proposition 218, assessment district programs and activities confer a combination of general and special benefits to identified assessed parcels, but the only program benefits that can be assessed are those that provide special benefit to the identified assessed properties. A "general benefit" is defined as: "A benefit to properties in the area and in the surrounding community or benefit to the public in general resulting from the improvement, activity, or service to be provided by the assessment levied." A "special benefit" as defined by the California State Constitution means a distinct benefit over and above general benefits conferred on real property located in the District or to the public at large. Special and general benefits are defined and discussed in greater detail beginning on p. 6 of the Engineer's Report.

Service & Improvement Plan: The service and improvement plan for the District, totaling \$2,271,611.55, has three budget categories, broken out as follows:

<i>Clean & Safe Programs</i>	73%
<i>\$1,658,276.43 (Special + General Benefit Costs)</i>	
Examples include: bicycle, Segway, vehicular or foot patrols, sidewalk sweeping, pressure washing, landscaping, trash removal, graffiti/poster/sticker/gum removal and other related activities	

Administration & Corporate Operations

18%

\$408,890.08 (Special + General Benefit Costs)

Examples include: Personnel costs, city fees, formation costs, legal, accounting, insurance, office space, office supplies and equipment

Communications & Development

9%

\$204,445.04 (Special + General Benefit Costs)

Examples include: Website, newsletter, promotional efforts, outreach programs

Budget: The total 2019 budget for the District is \$2,271,611.55. Property assessments shall fund \$2,237,537.38; non-assessment revenue is \$34,074.17.

Budget Totals Year 1 (2019) thru Year 5 (2023) – Special + General Benefit Costs
(assessment and non-assessment revenues)

YEAR	PROGRAM CATEGORY	SPECIAL BENEFIT ASSESSMENT COSTS	GENERAL BENEFIT NON- ASSESSMENT COSTS	TOTAL ADJUSTED COSTS	% OF TOTAL
1	Clean & Safe	\$1,633,402.29	\$24,874.14	\$1,658,276.43	73%
	Administration/Corporate Operations	\$402,756.73	\$6,133.35	\$408,890.08	18%
	Communications/Development	<u>\$201,378.36</u>	<u>\$3,066.68</u>	<u>\$204,445.04</u>	<u>9%</u>
	Total	\$2,237,537.38	\$34,074.17	\$2,271,611.55	100%
2	Clean & Safe	\$1,715,072.40	\$26,117.85	\$1,741,190.26	73%
	Administration/Corporate Operations	\$422,894.57	\$6,440.02	\$429,334.58	18%
	Communications/Development	<u>\$211,447.28</u>	<u>\$3,220.01</u>	<u>\$214,667.29</u>	<u>9%</u>
	Total	\$2,349,414.25	\$35,777.88	\$2,385,192.13	100%
3	Clean & Safe	\$1,800,826.02	\$27,423.74	\$1,828,249.76	73%
	Administration/Corporate Operations	\$444,039.29	\$6,762.02	\$450,801.31	18%
	Communications/Development	<u>\$222,019.64</u>	<u>\$3,381.01</u>	<u>\$225,400.65</u>	<u>9%</u>
	Total	\$2,466,884.95	\$37,566.77	\$2,504,451.72	100%
4	Clean & Safe	\$1,890,867.33	\$28,794.93	\$1,919,662.26	73%
	Administration/Corporate Operations	\$466,241.26	\$7,100.12	\$473,341.38	18%
	Communications/Development	<u>\$233,120.62</u>	<u>\$3,550.06</u>	<u>\$236,670.68</u>	<u>9%</u>
	Total	\$2,590,229.21	\$39,445.11	\$2,629,674.32	100%
5	Clean & Safe	\$1,985,410.69	\$30,234.68	\$2,015,645.37	73%
	Administration/Corporate Operations	\$489,553.32	\$7,455.13	\$497,008.45	18%
	Communications/Development	<u>\$244,776.66</u>	<u>\$3,727.56</u>	<u>\$248,504.22</u>	<u>9%</u>
	Total	\$2,719,740.67	\$41,417.37	\$2,761,158.04	100%

* The above tables assume the maximum possible annual assessment increase of 5%. Actual annual increase may be less. 1.5% of the total budget shall be generated from non-assessment source(s.)

Other Budget Provisions: The owners association shall have the right to reallocate up to 10% of the budget allocation by line item within the budgeted categories. Any change will be approved by the owners association board of directors. The overall budget shall remain consistent with this Management District Plan.

Assessments may be adjusted annually but any increase shall not exceed 5% commensurate with special benefits received by identified assessed parcels. Increases are not automatic, and may not occur in any given year. Any annual increase shall be commensurate with special benefits received, and require a vote by the District Owners' Association Board of Directors, and shall be stipulated in the District's Annual Planning Report submitted to the City.

Assessments may be reduced by the District Owners' Association in any given year.

Assessments so reduced may increase in the following year more than the 5% cap up to the maximum rate defined for that year in the table shown on p. 5, commensurate with special benefits received by identified assessed parcels. Lastly, land use changes or improvements to properties (construction, demolition) during the life of the District could also increase or reduce total assessment revenue. Any changes will be made in accordance with City and State laws.

Any accrued interest or delinquent payments will be expended in accordance with the Management District Plan within any budget category.

Any annual budget surplus shall be rolled over into the following year's budget for the District, or may be used to cover the costs of renewal of the district. The budget for that year shall be set by the Owners' Association, in accordance with the Management District Plan. Rollover funds should be expended categorically, be considered when determining the annual rate of increase or decrease (if any), and remain commensurate with special benefits to identified assessed parcels. If the District expires with a surplus, funds may be rolled over into a renewed or reformed District if established, but shall only be expended on those identified assessed parcels that were assessed in the original District; if none is established, the surplus shall be returned, on a pro rata basis, to each property owner in the District, in accordance with State law.

In the calculation of assessments, frontage, lot and building measurements are rounded to the nearest whole number. The overall budget, budget categories and assessments are rounded to the nearest cent.

Method of Financing: A levy of special assessments shall be made upon real property that receives special benefits from the improvements and activities described within this plan.

Assessment Methodology: All identified assessed commercial, government and publicly owned parcels shall be assessed as follows:

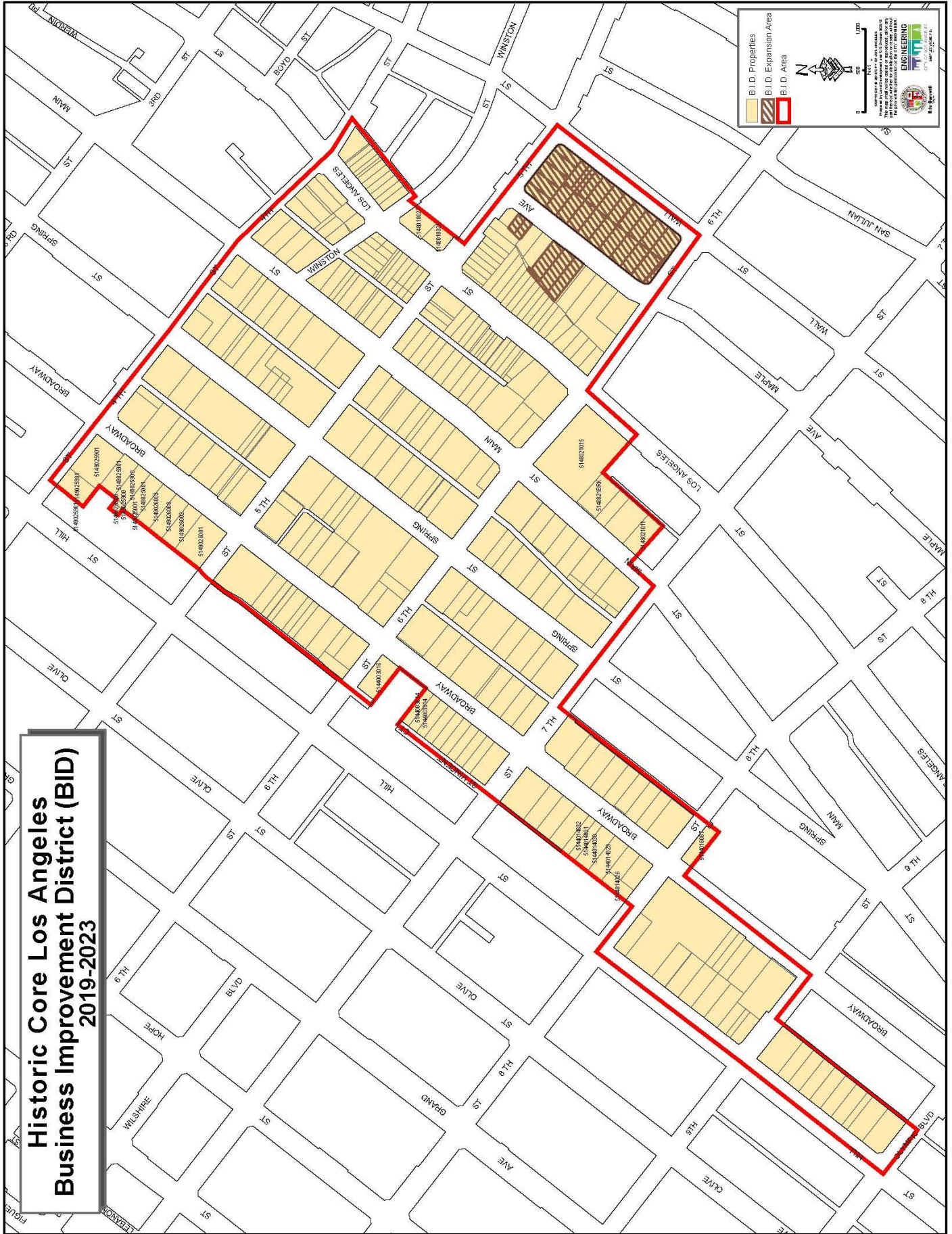
YEAR 1 ASSESSMENT RATES			
TYPE	BLDG AREA ASSMT RATE (\$/SQ FT)	LAND AREA ASSMT RATE (\$/SQ FT)	STREET FRONTAGE ASSMT RATE (\$/LF)
STANDARD*	\$0.0630	\$0.1730	\$31.1248
RESID CONDO	\$0.3280	\$0.0000	\$0.0000

* "Standard" means for all parcels other than residential condominium parcels

Residential condominiums are assessed at a rate of \$0.328/sf only; frontage and lot are not factors. All other identified assessed parcels, including commercial condominiums, have an assessment that is calculated as follows: Lot SF x Lot Rate + Building SF x Building Rate + Frontage LF x Frontage Rate = Total Assessment.

District Formation Requirements: In order to form the District, property owners shall present favorable petitions representing more than 50% of the total assessments listed in the Assessment Roll. Once presented and verified, a ballot procedure shall occur pursuant to CA Proposition 218.

2a Boundary: Map (next page)



2b Boundary: Description & Rationale

District Boundary Rationale: The District generally conforms with the original, pre-WWII center of the City of Los Angeles, and was home to many of its earliest commercial businesses and financial institutions. The District (and the greater Downtown LA area that had developed outward from it) experienced a general decline post-WWII, from which it did not fully recover until the next century. Today, the majority of its beautiful historic structures are fully revitalized. Many originally commercial buildings have been redeveloped as housing; others remain office space. The District is home to the Broadway Historic Theater District, the largest collection of historic theaters on a single street in the U.S. Many of the historic theaters, long dormant, now have regular programming and a few have been repurposed. New infill construction has complemented this redevelopment and helped to create one of the densest neighborhoods in modern Los Angeles. The District is also home to more protests, marches, special events and filming than most neighborhoods in Los Angeles. Today, the District is arguably the busiest, most diverse, and most 24/7 neighborhood in Downtown Los Angeles.

The District proposes to expand approximately one block to 1) complete an incomplete block bounded by 5th/Maple/6th/Los Angeles, and 2) include the Central Division of the Los Angeles Police Department. The identified assessed parcels added to complete the block bounded by 5th/Maple/6th/Los Angeles will specially benefit from District services; currently they are unserved while parcels on either side of them are served. At times, trash, debris and nuisance activity in this block naturally gravitate towards these parcels that are unserved by the District. Comprehensive delivery of District services to the entire block will enhance the safety, cleanliness and attractiveness of these added identified assessed parcels. Central Division is being added now because its relationship with the District has changed over time. Central Division receives vastly greater foot traffic, and more in-person visitors, much of it originating from the District, than at any time in recent history. Furthermore, Central Division, with large, monolithic walls, minimal landscaping, and no on-site maintenance unit, has long struggled to maintain its perimeter in a safe, clean and attractive way for employees and visitors. The entrance to the station, as well as its perimeter, is more often than not strewn with litter and debris. Safe team services will prevent much of this activity, and clean team services will ensure that any continuing activity is promptly addressed and litter/debris is promptly removed; as such, this identified assessed parcel shall specially benefit from the addition of District services.

The Historic Core is centrally located within Downtown Los Angeles, and is bounded by three other existing Business Improvement Districts (BIDs): the Downtown Center BID, the Greater South Park BID and the Los Angeles Fashion District BID. The proposed renewed District generally includes all properties between 4th Street on the north, Olympic Boulevard on the

south, an irregular western boundary formed principally by the Downtown Center BID and an irregular eastern boundary formed principally by the western boundary of the Los Angeles Fashion District BID. Some of these BIDs were established prior to, or at the same time as, the establishment of the District. State PBID Law (Streets and Highways Code Section 36622) declares that: "The boundaries of a proposed property assessment district shall not overlap with the boundaries of another existing property assessment district created pursuant to this part." As a result, a portion of the District boundaries were determined by existing BID(s).

District Boundary Description: The District includes portions of the north-south corridors along Hill Street, Broadway, Spring Street, Main Street, Los Angeles Street, Maple Avenue and Wall Street, and portions of the east-west corridors along 4th Street, 5th Street, 6th Street, 7th Street, 8th Street, 9th Street, and Olympic Boulevard.

The proposed renewed District is bounded by three other existing Business Improvement Districts (BIDs): the Downtown Center BID, the Greater South Park BID and the Los Angeles Fashion District BID. To the north, the proposed renewed District is bounded by the Downtown Center BID. To the south, the District is bounded by the the Greater South Park BID. To the east, the proposed renewed District is primarily bounded by the Los Angeles Fashion District BID. The boundary of the proposed renewed District and parcels within it are shown on the map of the District on p. 8 of this Management District Plan. The District includes all parcels within the detailed boundaries described below.

True Point of Beginning: Beginning at the northwest corner of the District, at the intersection of 4th Street and the northerly prolongation of the west property line of APN 5149025901, and continuing east along the centerline of 4th Street to the centerline of the most westerly of the two unnamed alleys that run parallel to and between Los Angeles and Wall Streets; thence south along said centerline of the most westerly of the two unnamed alleys that run parallel to and between Los Angeles and Wall Streets to the northerly prolongation of the east property line of APN 5148010027; thence south along said east property line of said APN 5148010027 and continuing along the east property line of APN 5148010028 to the intersection of the southerly prolongation of said APN 5148010028 with the centerline of 5th Street; thence east along said centerline of 5th Street to its intersection with the centerline of Wall Street; thence south along said centerline of Wall Street to its intersection with the centerline of 6th Street; thence west along said centerline of 6th Street to its intersection with the centerline of Los Angeles Street; thence south along said centerline of Los Angeles Street to its intersection with the easterly prolongation of the south property line of APN 5148021015; thence west along said south property line of APN 5148021015 to its intersection with the east property line of APN 5148021021; thence south along said east property line of said APN 5148021021 to its intersection with the centerline of Werdin Place; thence south along said centerline of Werdin Place to its intersection with the easterly prolongation of the south property line of APN

5148021011; thence west along said south property line of said APN 5148021011 to its intersection with the centerline of Main Street; thence south along said centerline of Main Street to its intersection with the centerline of 7th Street; thence west along said centerline of 7th Street to its intersection with the centerline of Frank Court; thence south along said centerline of Frank Court and continuing south along the east property line of APN 5144016067 to its intersection with the south property line of said APN 5144016067; thence west along said south property line of said APN 5144016067 to the centerline of Broadway; thence south along said centerline of Broadway to its intersection with the centerline of 9th Street; thence west along said centerline of 9th Street to its intersection with the centerline of Blackstone Court; thence south along said centerline of Blackstone Court to its intersection with the centerline of Olympic Boulevard; thence west along said centerline of Olympic Boulevard to its intersection with the centerline of Hill Street; thence north along said centerline of Hill Street to its intersection with the centerline of 8th Street; thence east along said centerline of 8th Street to its intersection with the southerly prolongation of the west property line of APN 5144014026; thence north along said west property line of said APN 5144014026 and continuing along the west property lines of APN 5144014029, APN 5144014030, APN 5144014031 and APN 5144014032 to the intersection of said APN 5144014032 with the centerline of St Vincent Court; thence north along said centerline of St Vincent Court to its intersection with the north property line of APN 5144003014; thence east along said north property line of said APN 5144003014 to its intersection with the centerline of Broadway; thence north along said centerline of Broadway to its intersection with the easterly prolongation of the south property line of APN 5144003016; thence west along said south property line of said APN 5144003016 to its intersection with the centerline of St Vincent Court; thence north along said centerline of St Vincent Court (which becomes Lindley Place); thence north along said centerline of Lindley Place to its intersection with the south property line of APN 5149026001; thence north along the west property line of said APN 5149026001 and continuing along the west property lines of APN 5149026002, APN 5149026008, APN 5149026003, APN 5149025001, APN 5149025900 and said APN 5149025901 to the intersection of the northerly prolongation of said west property line of said APN 5149025901 and the centerline of 4th Street (also known as the True Point of Beginning.)

There is only one zone within the District; its boundaries are identical to the District boundaries.

Commercial Condominium Parcel Assessments: Each commercial condo will be assessed on lot, building square footage and linear frontage identically to the assessment methodology established for all other commercial identified assessed parcels.

Residential Condominium Parcel Assessments: All residential condo identified assessed parcels will be assessed at a rate of \$0.328 per square foot of building area *only*. A thorough

explanation of why residential condo identified assessed parcels are assessed using a different methodology than all other parcels, can be found on p. 18.

3 Service & Improvement Plan

Service & Improvement Plan: The District includes 1,656 individually-assessed parcels of which 1,656 are identified as assessable as described on p. 16, and which are individually listed in the Assessment Roll on p. 26. The parcels in the District are mostly commercially zoned, with a small number of high-density residentially (mixed-use) zoned parcels on the southern and eastern edges, and a small number of public facilities (PF) zoned parcels on the northern and eastern edges. The identified assessed parcels within the boundaries of the proposed renewed District which will receive special benefits from District funded programs and services are currently a mix of general commercial, retail, office, entertainment, parking, residential and government facilities. The special benefits provided to each identified assessed parcel type are also discussed in the Quantitative Benefit Analysis section, p. 6 of the Engineer's Report.

All services are special benefits that shall be provided only to those identified assessed parcels within the District, and that shall be provided consistent with the individual assessment for that parcel. An explanation of special and general benefits can be found on p. 4. The three categories of special benefits provided to all identified assessed District parcels are as follows:

1) *Clean & Safe Programs* 73%
\$1,658,276.43 (*Special + General Benefit Costs*)

Clean encompasses all sidewalk, curb and other right-of-way services for each assessed parcel in the District and includes: sweeping, litter removal, enhanced emptying of trash cans, pressure washing/steam cleaning, graffiti/flyer/sticker/gum removal, tree trimming and weeding. *Clean* also includes the cost of equipment necessary to provide these services. *Clean* may also include property owner notification of conditions on private property that are unsafe or unfavorable to creating and preserving a clean and safe environment in the District (e.g. broken window/gate, vandalism, accumulated debris/garbage, etc.) *Clean* may also include notification to the City or other entities as appropriate (e.g. utilities) of any damage to public infrastructure or utilities.

Safe encompasses all patrol/ambassadorial services for each assessed parcel in the District and includes: personnel on foot, bike, or other vehicles (e.g. Segways, trucks, etc.), ambassadors (specially trained personnel able to provide directions, transit information, business information, event information, social service referrals, etc.), on-call assistance, crowd control, crime prevention activities (e.g. Neighborhood Watch), escort services and distribution of special bulletins (e.g. street closures, emergency alerts.) *Safe* also includes the cost of equipment necessary to provide these services.

The goal of the clean and safe programs is to ensure that all identified assessed parcels are clean, safe, and beautiful, thereby creating a safe and attractive District, which specially benefits the identified assessed parcels. Please see p. 15 for an explanation of unique clean and safe services provided to residential condo parcels. Various levels of clean and safe activities will be required over time to maintain the District.

To assist the Owners' Association in budgeting and the deployment of resources, an incident-tracking software/database has been developed to track calls for clean and safe services. The ongoing maintenance of this database and expansion as deemed necessary is also an important component of the clean and safe programs. This data will help ensure that negative public safety trends are identified quickly and can be addressed effectively with the right deployment of resources. Implementation of new technology to enhance the efficiency and efficacy of clean and safe services is also part of maintaining robust clean and safe programs.

Clean and safe programs will assist in creating a safe and secure environment for each assessed parcel in the District. A dirty or unsafe environment deters commerce and may fail to attract patrons and visitors, and reduce commercial rents and commercial occupancies. For parcels with commercial uses, this activity is designed to increase vehicular and pedestrian traffic, increase commerce and customer activity, attract and retain new business and patrons, and may increase commercial rents and commercial occupancies for the identified assessed parcels within the BID boundaries. In the case of assessed publicly owned parcels, District funded clean and safe programs and services provide these parcels with safer and enhanced facility entrances and perimeters and better public facilities in turn for their employees, visitors, vendors and users of these public facilities. Further, in the case of assessed residential use parcels, District funded clean and safe programs and services are designed to improve the security of entrances and perimeters for the special benefit of each assessed residential parcel and in turn, their tenants, visitors and owners, which, in turn, may increase occupancies and rental income. Each assessed parcel will specially benefit from the clean and safe programs and services which will only be provided to, and for the direct benefit of, each identified assessed parcel within the District boundaries.

2) *Administration & Corporate Operations* 18%
\$408,890.08 (*Special + General Benefit Costs*)

Administration & Corporate Operations includes activities such as: personnel, operations, overhead costs such as office equipment and supplies, professional services (e.g. legal, accounting, insurance), production of the Annual Planning Report and Budget and quarterly reports, facilitation of meetings of the Owners' Association, Brown Act compliance, outreach to District property and business owners, and participation in professional

peer/best practice forums such as the LA BID Consortium, the California Downtown Association or the International Downtown Association. It also covers the costs associated with District renewal, as well as City and/or County fees associated with their oversight and implementation of the District, the Owners' Association's compliance with the terms of its contract with the City, and the implementation of the Management District Plan and the Engineer's Report. Lastly, it includes reserve funds to cover any contingencies and/or slow pay/late pay of assessments.

This component is key to the proper expenditure of District assessment funds and the administration of District programs and activities for the special benefit of all parcels and land uses within the the District. The District Administration and Corporate Operations program exists only for the purposes of the District and directly relates to the implementation of clean, safe, communications and development programs, which specially benefit each identified assessed parcel within the District boundaries as described in #1 above and #3 below.

3) *Communications & Development*

9%

\$204,445.04 (Special + General Benefit Costs)

Communications & Development includes activities designed to enhance the attractiveness and marketability of these identified assessed parcels through the following activities: production of a quarterly (minimum frequency) newsletter that shall be distributed to property owners in the District, efforts to cultivate and recognize the satisfaction, retention and attraction of businesses, employees and customers/visitors, advertising, response to media inquiries, cultivation of media exposure, and promotion of the District as a great place to live, work or visit through a website and/or social media. To the extent that funds are available, it could also include additional efforts such as a District-wide marketing strategy, holiday lighting, street banners, wayfinding activities, art installation or development of special events (e.g. festival) or other community identity and branding efforts that promote the assessed parcels in the District.

For parcels with commercial uses, Communications & Development programs and services are specifically designed to attract more customers, employees, tenants and investors for the special benefit of identified assessed parcels as a result of marketing identified assessed parcels and the goods and services and spaces available on these identified assessed parcels. This in turn, is intended to increase business volumes, sales transactions, commercial occupancies, commercial rental income and investment return. In the case of publicly owned parcels with commercial space that are assessed for these programs, District funded marketing and district identity creates better public facilities and services on these identified assessed parcels by fostering better informed public employees, visitors, vendors

and users of these public facilities. It is noted that publicly owned parcels that are completely occupied and used by the owner agency are not assessed for Communications and Development programs and services. This is discussed in more detail in Finding 5 beginning on page 16 of this Report. Further, in the case of residential use parcels, District funded marketing and district identity specially benefits each assessed residential parcel and creates better informed tenants, visitors and owners, which, in turn, enhance livability and may increase residential occupancies and rental income. The Communications & Development programs and services will only be provided to, and for the direct and special benefit of, each identified assessed parcel within the District.

Unique services for residential condominiums: Residential condominiums in the District require a higher level of service than other parcels in the District. Residential condominiums shall receive enhanced services in addition to those received by commercial, industrial and commercial condominium parcels in the District. These services correspond directly to the special assessments tied to these parcels, and to the assessment methodology outlined for residential condominium parcels beginning on p. 18 of this Management District Plan. These enhanced services provided to residential condominium parcels include:

- 1) More frequent sidewalk, curb and gutter cleaning on the frontages adjacent to the residential condominium identified assessed parcels;
- 2) More frequent pressure washing/steam cleaning on the frontages adjacent to the residential condominium identified assessed parcels;
- 3) Enhanced patrols in the evening hours, weekends or holidays on the frontages adjacent to the residential condominium identified assessed parcels;
- 4) Installation and restocking of pet waste stations on the frontages adjacent to the residential condominium identified assessed parcels;
- 5) Other services, consistent with the District's service and improvement plan, as requested by the condominium owners that confer special benefit on the frontages adjacent to the residential condominium identified assessed parcels. Examples may include installing or beautifying planters, creating wayfinding signage, or supporting events that most benefit condo owners (e.g. a Sunday morning Farmer's Market), etc.

In summary, all District funded services, programs and improvements described above confer special benefits to identified assessed parcels inside the District boundaries and none will be provided outside of the District. Except as noted herein, each assessed parcel within the District will proportionately specially benefit from the Clean & Safe, Administration & Corporate Operations and Communications & Development. These services, programs and improvements are intended to improve commerce, employment, livability, rents, occupancy rates and investment return of parcels, businesses and residences within the District by reducing crime, litter and debris, and marketing businesses available within the District, all

considered necessary in a competitive properly managed contemporary mixed-use business district. All District funded services, programs and improvements are considered supplemental, above normal base level services provided by the City of Los Angeles and are only provided for the special benefit of each and every assessed parcel within the boundaries of the District.

Service Schedule: Service demands may vary year-to-year. The decision to prioritize one special benefit within a particular budget category over another will be reviewed and decided by the Owners' Association year-by-year. For example, clean services may be the greater priority in year one; safe services may be the greater priority in year two. The goal of a clean and safe District is constant; the type and frequency of specific services necessary to achieve this goal may vary based on special benefit needs. Similarly, actual service hours and deployment schedules may vary during the year in order to best meet the needs of the District. Maintaining a strong baseline of cleanliness and safety is viewed by the District Steering Committee as an essential foundation for all other District activities.

The Owners' Association Board of Directors will develop and refine a detailed operation deployment schedule; upon establishment of the District and commencement of services, property owners may request copies of the annual planning report, quarterly reports and a current deployment schedule from the Owners' Association to fully understand the current type and schedule of services and improvements in the District.

It is recognized that market conditions may cause the cost of providing goods and services to fluctuate from year to year during the 5-year term of the proposed renewed District. Accordingly, the Owners' Association shall have the ability to reallocate up to 10% of any budget line item within the budget categories based on such cost fluctuations subject to the review and approval by the Owners' Association Board and included in the Annual Planning Report that will be approved by the Los Angeles City Council pursuant to Streets and Highways Code Section 36650. Any accrued interest or delinquent payments may be expended in any budget category. Lastly, resources permitting, the District may pursue any grant funding for which it is eligible in order to augment any or all of these budget categories.

4 Assessment Methodology

There is a single benefit zone in the District, with 1,656 identified assessed parcels. The District boundaries are described in detail beginning on p. 10. The rationale for the District boundaries are described in detail on p. 9. Each identified assessed parcel is subject to the same assessment methodology, excepting residential condominium parcels, as explained below and in the Service & Improvement Plan on p. 12. All identified assessed parcels shall receive special benefits proportional to each parcel's assessment.

General Benefits: The total service and improvement plan budget for 2019 is \$2,271,611.55. Property assessments shall fund \$2,237,537.38. The Engineer's Report found a 1.5% general benefit to non-assessed parcels (see p. 25 of the Engineer's Report.) The amount of the 2019 budget attributable to general benefit and funded by non-assessment revenue is \$34,074.17.

See p. 4 of this report, and the Quantitative Benefit Analysis section, p. 6 of the Engineer's Report, for a definition of special vs. general benefits, an explanation of the method used to calculate general benefits, and an explanation of the special benefits to be conveyed to identified assessed parcels.

For a table showing the annual budget totals for Year 1 (2019) through Year 5 (2023) and a breakdown of special + general benefit allocations/costs, please see the table on p. 5.

Total Assessment Revenue for the District (2019)

YEAR 1 ASSESSMENT REVENUE				
TYPE	BLDG AREA ASSMT REVENUE	LAND AREA ASSMT REVENUE	STREET FRONTAGE ASSMT REVENUE	SUBTOTAL ASSMT REVENUE
STANDARD*	\$649,526.40	\$428,807.53	\$744,627.85	\$1,822,961.78
RESID CONDO	<u>\$414,575.60</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$414,575.60</u>
TOTAL	\$1,064,102.00	\$428,807.53	\$744,627.85	\$2,237,537.38

* "Standard" means for all parcels other than residential condominium parcels

Standard Parcel Assessments: All assessable standard parcels shall be assessed on a combination of building and lot and linear frontage. Each assessable standard parcel shall be assessed at a rate of \$0.063 per square foot of building, and \$0.173 per square foot of lot, and \$31.1248 per linear foot of frontage.

Standard parcel example:

A property owner has a 2,700 SF building on a 5,000 SF lot with 150 linear feet of frontage. The owner's annual assessment would be calculated as follows:

EXAMPLE

2,700 x \$0.063/square foot (bldg)	=	\$ 170.10
5,000 x \$0.173/square foot (lot)	=	\$ 865.00
<u>150 x \$31.1248/linear foot (frontage)</u>	=	<u>\$4,668.72</u>
TOTAL ASSESSMENT	=	\$5,703.82

Rationale for Standard Parcel Assessments: For the array of land uses within the District, the interactive application of building area, land area and street frontage quantities are a proven method of fairly and equitably spreading special benefit costs to these beneficiaries of District funded services, programs and improvements. Each of these factors directly relates to the degree of special benefit each assessed parcel will receive from District funded activities. More detail on these factors is provided beginning on p. 20 of the Engineer's Report.

Residential Condominium Parcel Assessments: Each residential condominium identified assessed parcel in the District shall be assessed at \$0.328 per SF of its building area. Lot and frontage shall not be assessed. The rationale for this assessment is outlined in more detail below.

Residential condominium example: A property owner has a 900 SF residential condominium unit. The owner's annual assessment would be calculated as follows:

$$\begin{array}{rcl} 900 \times \$0.328 / \text{square foot (IBP)} & = & \$295.20 \\ \text{TOTAL ASSESSMENT} & = & \$295.20 \end{array}$$

Rationale for Residential Condominium Assessments: Residential condominium building area is a direct measure of the static utilization of each condominium unit (parcel) and its corresponding impact or draw on District funded activities. It is the opinion of the Assessment Engineer that these residential condominium parcels will proportionately specially benefit from District funded programs and activities, but differently than commercial parcels. The building area assessments for residential condominium parcels shall be assessed at \$0.328 per square foot of condominium unit building area. This assessment rate structure is commensurate with the types of special benefit services and programs provided by the District for the special benefit of residential condominium parcels and complexes.

Residential condo parcels are assessed differently than multi-unit, for-rent apartment buildings, due to the frequency of special benefit services required by each parcel. The residential condo parcels will receive the highest frequency of clean and safe services and will be the only parcels to receive enhanced services described in the Service & Improvement Plan on p. 12. The multi-unit apartment buildings are commercial properties in which the tenant and landlord have a business relationship. Multi-unit apartment buildings are required to have a business license to operate in the City of Los Angeles and these residential apartment buildings can be bought or sold just as commercial buildings can be bought and sold. In addition, apartment tenants can be evicted by a property owner, something that sets them apart from residential condo unit parcels. Their stake, and therefore their special benefit, are of a different nature and it is very similar to a commercial property owner and a tenant.

Furthermore, distinctions between residential tenants and residential condominium owners, and their relationship to the assessment methodology and the special benefits their identified assessed parcels will receive, are as follows:

- 1) Distinctions between residential owners and tenants are codified in the California Civil Codes, Davis Sterling Act. This piece of legislation creates an entire set of rules and regulations on how residential condo owners have obligations based upon their "separate interests." Tenants have no such rights;
- 2) Multi-unit apartment buildings are commercial properties in which the tenant and landlord have a business relationship. These buildings are required to have a business license to operate in the City of Los Angeles and the buildings can be bought or sold just as commercial buildings can be bought and sold. The tenant's investment in his dwelling place is of a very different nature than a condominium owner. It is very similar to the relationship between a commercial property owner and a tenant;
- 3) Los Angeles recognizes the distinction between the rights of tenants and owners by having tenant eviction laws;
- 4) In practice, residential owners demonstrate greater concern and are more forceful in advocating for resolution to the quality-of-life issues and nuisance activities that the proposed renewed District will address;
- 5) The state constitution requires that property assessment districts "confer special benefits to real property owners." Residential owners are "real property owners" and have the right to vote in a 218 hearing while tenants do not have that right;
- 6) Residential owners have legal rights to have pets, which impact their neighborhood; tenants have no such legal entitlements. These identified assessed residential parcels require special and enhanced services to accommodate their pets;
- 7) Residential owners are required by law to pay into and participate in a legally established Homeowners Association to oversee the maintenance of the building. They are required to monitor the impact of negative uses on that property and oversee the overall maintenance of their property. Residential tenants have no such legal obligation or requirement to oversee and maintain the property.
- 8) Permanent land use changes will affect residential owners to a much greater extent than tenants due to the fact that those land use changes may specifically benefit or harm their identified assessed parcels. Tenants have no such stake in those land use changes.
- 9) District outreach and advocacy in relation to community planning, land use, infrastructure and related issues and activities represent a special benefit that is conferred on each identified assessed parcel owner including all residential owners. No such special benefits are conferred upon residential tenants and their identified assessed parcels.

Parking Garages: Parking garages that serve exclusively as employee and/or customer parking with no other public parking allowed, shall be assessed only for land and street frontage. Their parking garage building areas shall not be assessed. All other parking garages shall be fully assessed for building area, land area and street frontage at the respective Zone assessment rates.

Mixed-Use Parcels: Mixed-use parcels will be assessed in accordance with the following special criteria:

Mixed-Use Rental with Ground Floor Commercial and Upper Floor Residential

- 1) Commercial and residential building areas assessed at full building area rate
- 2) Land area assessed at full land area rate for entire parcel
- 3) Street frontage assessed at full street frontage zone rate for entire parcel

Mixed-Use Ground Floor Commercial Condos and Upper Floor Residential Condos

- 1) Commercial condo unit building area assessed at full building area rate and residential condo unit building area at \$0.328 per square foot
- 2) Land area assessed at full land area rate on land area covered by each commercial unit
- 3) Street frontage assessed at full frontage rate on frontage of each commercial unit

Multi-Floor Commercial Condos

- 1) Building area assessed at full building area rate
- 2) Land area assessed at full land area rate on land area covered by any commercial unit
- 3) Street frontage assessed at full frontage rate on frontage of any commercial unit

Future development: Other than future maximum rates and the assessment methodology delineated in this Management District Plan (MDP), per State Law (Government Code Section 53750,) future assessments may change for any given parcel if such a change is attributable to events other than an increased rate or revised methodology, such as a change in the density, intensity or nature of use of the land. Any change in assessment formula methodology or rates other than as stipulated in this MDP would require a new Proposition 218 ballot procedure in order to approve any such changes.

If a standard parcel is converted to residential condominium use, the assessment methodology will change as stipulated on p. 18.

Budget Totals* Year 1 (2019) thru Year 5 (2023) – Special + General Benefit Costs

(assessment and non-assessment revenues)

YEAR	PROGRAM CATEGORY	SPECIAL BENEFIT ASSESSMENT COSTS	GENERAL BENEFIT NON- ASSESSMENT COSTS	TOTAL ADJUSTED COSTS	% OF TOTAL
1	Clean & Safe	\$1,633,402.29	\$24,874.14	\$1,658,276.43	73%
	Administration/Corporate Operations	\$402,756.73	\$6,133.35	\$408,890.08	18%
	Communications/Development	<u>\$201,378.36</u>	<u>\$3,066.68</u>	<u>\$204,445.04</u>	<u>9%</u>
	Total	\$2,237,537.38	\$34,074.17	\$2,271,611.55	100%
2	Clean & Safe	\$1,715,072.40	\$26,117.85	\$1,741,190.26	73%
	Administration/Corporate Operations	\$422,894.57	\$6,440.02	\$429,334.58	18%
	Communications/Development	<u>\$211,447.28</u>	<u>\$3,220.01</u>	<u>\$214,667.29</u>	<u>9%</u>
	Total	\$2,349,414.25	\$35,777.88	\$2,385,192.13	100%
3	Clean & Safe	\$1,800,826.02	\$27,423.74	\$1,828,249.76	73%
	Administration/Corporate Operations	\$444,039.29	\$6,762.02	\$450,801.31	18%
	Communications/Development	<u>\$222,019.64</u>	<u>\$3,381.01</u>	<u>\$225,400.65</u>	<u>9%</u>
	Total	\$2,466,884.95	\$37,566.77	\$2,504,451.72	100%
4	Clean & Safe	\$1,890,867.33	\$28,794.93	\$1,919,662.26	73%
	Administration/Corporate Operations	\$466,241.26	\$7,100.12	\$473,341.38	18%
	Communications/Development	<u>\$233,120.62</u>	<u>\$3,550.06</u>	<u>\$236,670.68</u>	<u>9%</u>
	Total	\$2,590,229.21	\$39,445.11	\$2,629,674.32	100%
5	Clean & Safe	\$1,985,410.69	\$30,234.68	\$2,015,645.37	73%
	Administration/Corporate Operations	\$489,553.32	\$7,455.13	\$497,008.45	18%
	Communications/Development	<u>\$244,776.66</u>	<u>\$3,727.56</u>	<u>\$248,504.22</u>	<u>9%</u>
	Total	\$2,719,740.67	\$41,417.37	\$2,761,158.04	100%

* The above tables assume the maximum possible annual assessment increase of 5%.
Actual annual increase may be less.

Time and manner of collecting assessments: Assessments for the Property Tax Year beginning July 1, 2018 and ending June 30, 2019, shall be collected at the same time and in the same manner as ad valorem taxes paid to the County of Los Angeles. The District assessments shall appear as a separate line item on the property tax bills issued by the Los Angeles County Assessor. The City of Los Angeles is authorized to collect any assessments not placed on the County tax rolls, or to place assessments, unpaid delinquent assessments, or penalties on the County tax rolls as appropriate to implement this Management District Plan. If necessary, a manual billing may be prepared by the City of Los Angeles in lieu of the assessment's inclusion on the Assessor's property tax bills.

Errors: If a property owner believes there is an error on a parcel's assessed footages, the District may confirm the data with the LA County Assessor's office. If District data matches

Assessor's data, the property owner may opt to work with the Assessor's office to correct the data so that the District assessment may be corrected.

5 District Rules

A Business Improvement District (BID) may establish unique rules and regulations that apply to the District. The District has not adopted any specific rules.

Bond Issuance: The District shall not issue bonds.

6 Implementation Timeline

In accordance with State law, the District will have a five (5) year term beginning January 1, 2019 and ending December 31, 2023. It is expected to begin services on January 1, 2019. If the District is not renewed, services will sunset on December 31, 2023.

7 Public Sector Participation

The District will provide the same level of improvements and activities to the City of Los Angeles or any other identified assessed publicly owned parcels within the District boundary as are provided to non publicly owned parcels. The State Constitution - Article 13D (Proposition 218) states that "parcels within a District that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly-owned parcels in fact receive no special benefit." All publicly owned identified assessed parcels will pay their proportional share of costs based on the special benefits conferred to each identified assessed parcel.

Each identified assessed publicly owned parcel and facility within the District will proportionately benefit from the District funded clean and safe programs, administration and corporate operations and Communications and Development programs and services, except as noted herein. For publicly owned parcels and facilities, each of these parcels specially benefit from District funded programs and services from cleaner and safer facility entrances and perimeters. In addition, the District funded Communications and Development programs benefit publicly owned parcels, except as noted herein, by announcing public events and activities held at these public facilities and apprise employees of important District news,

security issues and alerts and crime statistics. These services improve the safety and cleanliness and usability of each publicly owned assessed parcel and facility within the District by reducing crime, litter and debris, all considered detractors to employment, visitation and use of public facilities if not contained and properly managed.

There are thirteen (13) publicly owned parcels within the District of which thirteen (13) are identified as assessable and for which special benefit services will be provided. Of the thirteen (13) identified assessed parcels, eight (8) are owned by the City of Los Angeles, two (2) are owned by the State of California, two (2) are owned by Los Angeles County and one (1) is owned by the Los Angeles Department of Water & Power (LADWP.) The following special circumstances are noted:

- Spring Street Park (6 parcels owned by the City of Los Angeles) – this park has commercial space rented to private commercial businesses and activities with public access. It is the opinion of the Engineer that these parcels will specially benefit from all District funded programs, services and improvements, including Communications & Development and will be assessed at the same rates and methodology as commercial parcels in the District.
- Los Angeles Theater Center (1 parcel located at 514 S. Spring St) – this parcel houses a theatre complex that is leased to a performing arts operator. It is the opinion of the Engineer that this parcel will specially benefit from all District funded programs, services and improvements, including Communications & Development and will be assessed at the same rates and methodology as commercial parcels in the District.
- It is the opinion of the Engineer that the all other publicly owned parcels in the District will NOT specially benefit from the District funded Communications and Development programs and services but will specially benefit from Clean and Safe programs and Administration and Corporate Operations. As such, the assessment levied on these publicly owned parcels will be adjusted to coincide with these parcels' proportionate share of all other District funded programs and services.

Each identified assessed publicly owned parcel and facility within the District will proportionately benefit from the District funded clean and safe programs, administration and corporate operations and Communications and Development programs and services, except as noted herein. For publicly owned parcels and facilities, each of these parcels specially benefit from District funded programs and services from cleaner and safer facility entrances and perimeters. In addition, the District funded Communications and Development programs benefit publicly owned parcels, except as noted herein, by announcing public events and activities held at these public facilities and apprise employees of important District news, security issues and alerts and crime statistics. These services improve the safety and cleanliness

and usability of each publicly owned assessed parcel and facility within the District by reducing crime, litter and debris, all considered detractors to employment, visitation and use of public facilities if not contained and properly managed.

In the opinion of the Assessment Engineer, there is no clear and convincing evidence that these 13 publicly owned parcels will not proportionately specially benefit from District services, programs and improvements; therefore, each publicly owned parcel will be assessed at the full rate with assessments to be based on the building area, land area and street frontage of each parcel, except as delineated above.

The Table on the next page lists all publicly owned parcels within the proposed renewed District and their Year 1 (2019) assessment amounts.

Publicly Owned Parcels within District Boundaries

APN	OWNER	SITE ADDRESS	LAND USE	ASSESS- ABLE BLDG AREA SF	ASSESS- ABLE LAND AREA SF	ASSESS- ABLE STREET FRONTAGE LF	2019 ASSMT	% OF TOTAL
5148-016-914	LA CITY	550 MAPLE ST	LAPD CENTRAL *	54600	137,312	1,549	\$75,401.44	3.37%
5149-023-900	LA CITY	426 S SPRING ST	SPRING ST PARK	0	2,105	26	\$1,173.41	0.05%
5149-023-901	LA CITY	426 S SPRING ST	SPRING ST PARK	0	2,444	31	\$1,387.68	0.06%
5149-023-902	LA CITY	426 S SPRING ST	SPRING ST PARK	0	3,200	40	\$1,798.59	0.08%
5149-023-903	LA CITY	426 S SPRING ST	SPRING ST PARK	0	7,120	60	\$3,099.25	0.14%
5149-023-904	LA CITY	426 S SPRING ST	SPRING ST PARK	0	9,581	60	\$3,525.00	0.16%
5149-023-905	LA CITY	426 S SPRING ST	SPRING ST PARK	0	6,360	40	\$2,345.27	0.11%
5149-036-907	LA CITY	514 S SPRING ST	LA THEATER CTR	21,480	18,810	120	\$8,342.35	0.37%
	LA CITY TOTAL						\$97,072.99	4.34%
5148-008-900	LA CITY DWP	120 E 4TH ST	UTILITY *	28669	14,334	100	\$7,401.55	0.33%
	LA CITY DWP TOTAL						\$7,401.55	0.33%
5148-018-900	LA COUNTY	529 MAPLE ST	MNTL HEALTH CTR*	13096	13,550	82	\$5,718.29	0.26%
5148-018-901	LA COUNTY	525 MAPLE ST	PKG LOT *	0	7,189	46	\$2,659.88	0.12%
	LA COUNTY TOTAL						\$8,378.17	0.37%
5149-025-900	STATE OF CA	421 S BROADWAY	STATE OFFICES *	0	9,064	50	\$3,125.80	0.14%
5149-025-901	STATE OF CA	320 W 4TH ST	STATE OFFICES *	382,438	35,736	389	\$42,370.00	1.89%
	STATE OF CA TOTAL						\$45,495.80	2.03%
	GRAND TOTAL						\$158,348.51	

* These publicly owned parcels are not assessed for Communications & Development programs

8 Parcel Roll

2019 Parcel Assessment Roll

APN	2019 ASSMT	% OF TOTAL			
5139003001	\$24,414.09	1.091%	5144014027	\$10,173.57	0.455%
5139003012	\$5,757.48	0.257%	5144014028	\$4,438.47	0.198%
5139003013	\$2,879.69	0.129%	5144014029	\$7,816.21	0.349%
5139003014	\$4,281.06	0.191%	5144014030	\$5,170.21	0.231%
5139003017	\$19,248.21	0.860%	5144014031	\$3,236.49	0.145%
5144001010	\$14,491.61	0.648%	5144014032	\$3,247.26	0.145%
5144001011	\$35,572.58	1.590%	5144014036	\$5,964.75	0.267%
5144001012	\$3,216.23	0.144%	5144014037	\$5,924.81	0.265%
5144001013	\$3,432.97	0.153%	5144014038	\$25,891.59	1.157%
5144001014	\$26,326.89	1.177%	5144015023	\$9,943.84	0.444%
5144001015	\$3,596.39	0.161%	5144015024	\$9,350.03	0.418%
5144001016	\$8,618.04	0.385%	5144015034	\$7,359.42	0.329%
5144001018	\$8,851.98	0.396%	5144015035	\$8,361.09	0.374%
5144001020	\$30,606.84	1.368%	5144015036	\$5,704.44	0.255%
5144001021	\$6,140.85	0.274%	5144015053	\$17,370.10	0.776%
5144002010	\$2,838.70	0.127%	5144015056	\$611.73	0.027%
5144002012	\$3,498.98	0.156%	5144015057	\$6,429.29	0.287%
5144002015	\$2,578.82	0.115%	5144015058	\$216.48	0.010%
5144002016	\$7,853.26	0.351%	5144015059	\$219.76	0.010%
5144002017	\$13,027.07	0.582%	5144015060	\$183.68	0.008%
5144002018	\$23,506.79	1.051%	5144015061	\$164.00	0.007%
5144002019	\$7,950.19	0.355%	5144015062	\$200.08	0.009%
5144002020	\$4,192.87	0.187%	5144015063	\$334.56	0.015%
5144002021	\$8,193.66	0.366%	5144015064	\$157.44	0.007%
5144002022	\$7,072.25	0.316%	5144015065	\$206.64	0.009%
5144002023	\$5,070.40	0.227%	5144015066	\$350.96	0.016%
5144002025	\$13,500.56	0.603%	5144015067	\$219.76	0.010%
5144002026	\$9,471.82	0.423%	5144015068	\$170.56	0.008%
5144002152	\$11,694.15	0.523%	5144015069	\$170.56	0.008%
5144003012	\$2,675.75	0.120%	5144015070	\$193.52	0.009%
5144003013	\$7,543.99	0.337%	5144015071	\$252.56	0.011%
5144003014	\$7,496.70	0.335%	5144015072	\$216.48	0.010%
5144003016	\$14,412.45	0.644%	5144015073	\$219.76	0.010%
5144003040	\$35,685.51	1.595%	5144015074	\$183.68	0.008%
			5144015075	\$167.28	0.007%

5144015076	\$252.56	0.011%	5144015118	\$252.56	0.011%
5144015077	\$213.20	0.010%	5144015119	\$213.20	0.010%
5144015078	\$209.92	0.009%	5144015120	\$209.92	0.009%
5144015079	\$186.96	0.008%	5144015121	\$186.96	0.008%
5144015080	\$223.04	0.010%	5144015122	\$223.04	0.010%
5144015081	\$236.16	0.011%	5144015123	\$236.16	0.011%
5144015082	\$190.24	0.009%	5144015124	\$190.24	0.009%
5144015083	\$190.24	0.009%	5144015125	\$190.24	0.009%
5144015084	\$193.52	0.009%	5144015126	\$193.52	0.009%
5144015085	\$232.88	0.010%	5144015127	\$232.88	0.010%
5144015086	\$216.48	0.010%	5144015128	\$216.48	0.010%
5144015087	\$219.76	0.010%	5144015129	\$219.76	0.010%
5144015088	\$183.68	0.008%	5144015130	\$183.68	0.008%
5144015089	\$167.28	0.007%	5144015131	\$167.28	0.007%
5144015090	\$252.56	0.011%	5144015132	\$252.56	0.011%
5144015091	\$213.20	0.010%	5144015133	\$213.20	0.010%
5144015092	\$209.92	0.009%	5144015134	\$209.92	0.009%
5144015093	\$186.96	0.008%	5144015135	\$186.96	0.008%
5144015094	\$223.04	0.010%	5144015136	\$223.04	0.010%
5144015095	\$236.16	0.011%	5144015137	\$236.16	0.011%
5144015096	\$190.24	0.009%	5144015138	\$190.24	0.009%
5144015097	\$190.24	0.009%	5144015139	\$190.24	0.009%
5144015098	\$193.52	0.009%	5144015140	\$193.52	0.009%
5144015099	\$232.88	0.010%	5144015141	\$232.88	0.010%
5144015100	\$216.48	0.010%	5144015142	\$216.48	0.010%
5144015101	\$219.76	0.010%	5144015143	\$219.76	0.010%
5144015102	\$183.68	0.008%	5144015144	\$183.68	0.008%
5144015103	\$167.28	0.007%	5144015145	\$167.28	0.007%
5144015104	\$252.56	0.011%	5144015146	\$252.56	0.011%
5144015105	\$213.20	0.010%	5144015147	\$213.20	0.010%
5144015106	\$209.92	0.009%	5144015148	\$209.92	0.009%
5144015107	\$186.96	0.008%	5144015149	\$186.96	0.008%
5144015108	\$223.04	0.010%	5144015150	\$223.04	0.010%
5144015109	\$236.16	0.011%	5144015151	\$236.16	0.011%
5144015110	\$190.24	0.009%	5144015152	\$190.24	0.009%
5144015111	\$190.24	0.009%	5144015153	\$190.24	0.009%
5144015112	\$193.52	0.009%	5144015154	\$193.52	0.009%
5144015113	\$232.88	0.010%	5144015155	\$232.88	0.010%
5144015114	\$216.48	0.010%	5144015156	\$216.48	0.010%
5144015115	\$219.76	0.010%	5144015157	\$219.76	0.010%
5144015116	\$183.68	0.008%	5144015158	\$183.68	0.008%
5144015117	\$167.28	0.007%	5144015159	\$167.28	0.007%

5144015160	\$252.56	0.011%	5144015202	\$252.56	0.011%
5144015161	\$213.20	0.010%	5144015203	\$213.20	0.010%
5144015162	\$209.92	0.009%	5144015204	\$190.24	0.009%
5144015163	\$186.96	0.008%	5144015205	\$186.96	0.008%
5144015164	\$223.04	0.010%	5144015206	\$223.04	0.010%
5144015165	\$236.16	0.011%	5144015207	\$236.16	0.011%
5144015166	\$190.24	0.009%	5144015208	\$190.24	0.009%
5144015167	\$190.24	0.009%	5144015209	\$190.24	0.009%
5144015168	\$193.52	0.009%	5144015210	\$193.52	0.009%
5144015169	\$232.88	0.010%	5144015211	\$232.88	0.010%
5144015170	\$216.48	0.010%	5144015212	\$246.00	0.011%
5144015171	\$219.76	0.010%	5144015213	\$373.92	0.017%
5144015172	\$183.68	0.008%	5144015214	\$183.68	0.008%
5144015173	\$167.28	0.007%	5144015215	\$177.12	0.008%
5144015174	\$252.56	0.011%	5144015216	\$252.56	0.011%
5144015175	\$213.20	0.010%	5144015217	\$213.20	0.010%
5144015176	\$209.92	0.009%	5144015218	\$190.24	0.009%
5144015177	\$186.96	0.008%	5144015219	\$186.96	0.008%
5144015178	\$223.04	0.010%	5144015220	\$223.04	0.010%
5144015179	\$236.16	0.011%	5144015221	\$236.16	0.011%
5144015180	\$190.24	0.009%	5144015222	\$190.24	0.009%
5144015181	\$190.24	0.009%	5144015223	\$190.24	0.009%
5144015182	\$193.52	0.009%	5144015224	\$193.52	0.009%
5144015183	\$232.88	0.010%	5144015225	\$232.88	0.010%
5144015184	\$216.48	0.010%	5144016067	\$8,136.52	0.364%
5144015185	\$219.76	0.010%	5144017028	\$18,152.60	0.811%
5144015186	\$183.68	0.008%	5144017029	\$18,202.42	0.814%
5144015187	\$167.28	0.007%	5144017030	\$67,361.30	3.011%
5144015188	\$252.56	0.011%	5144017037	\$16,057.88	0.718%
5144015189	\$213.20	0.010%	5144017038	\$12,019.78	0.537%
5144015190	\$209.92	0.009%	5144017040	\$1,725.41	0.077%
5144015191	\$186.96	0.008%	5144017041	\$6,070.42	0.271%
5144015192	\$223.04	0.010%	5144017042	\$1,035.80	0.046%
5144015193	\$236.16	0.011%	5144017043	\$1,078.56	0.048%
5144015194	\$190.24	0.009%	5144017044	\$210.04	0.009%
5144015195	\$190.24	0.009%	5144017045	\$377.60	0.017%
5144015196	\$193.52	0.009%	5144017046	\$488.72	0.022%
5144015197	\$232.88	0.010%	5144017047	\$305.04	0.014%
5144015198	\$246.00	0.011%	5144017048	\$295.20	0.013%
5144015199	\$223.04	0.010%	5144017049	\$492.00	0.022%
5144015200	\$183.68	0.008%	5144017050	\$321.44	0.014%
5144015201	\$177.12	0.008%	5144017051	\$383.76	0.017%

5144017052	\$367.36	0.016%	5144017094	\$308.32	0.014%
5144017053	\$524.80	0.023%	5144017095	\$528.08	0.024%
5144017054	\$324.72	0.015%	5144017096	\$291.92	0.013%
5144017055	\$357.52	0.016%	5144017097	\$367.36	0.016%
5144017056	\$600.24	0.027%	5144017098	\$370.64	0.017%
5144017057	\$410.00	0.018%	5144017099	\$505.12	0.023%
5144017058	\$377.20	0.017%	5144017100	\$331.28	0.015%
5144017059	\$308.32	0.014%	5144017101	\$393.60	0.018%
5144017060	\$478.88	0.021%	5144017102	\$570.72	0.026%
5144017061	\$298.48	0.013%	5144017103	\$567.44	0.025%
5144017062	\$367.36	0.016%	5144017104	\$455.92	0.020%
5144017063	\$370.64	0.017%	5144017105	\$419.84	0.019%
5144017064	\$514.96	0.023%	5144017106	\$308.32	0.014%
5144017065	\$334.56	0.015%	5144017107	\$528.08	0.024%
5144017066	\$357.52	0.016%	5144017108	\$291.92	0.013%
5144017067	\$600.24	0.027%	5144017109	\$367.36	0.016%
5144017068	\$406.72	0.018%	5144017110	\$370.64	0.017%
5144017069	\$413.28	0.018%	5144017111	\$505.12	0.023%
5144017070	\$396.88	0.018%	5144017112	\$331.28	0.015%
5144017071	\$488.72	0.022%	5144017113	\$393.60	0.018%
5144017072	\$291.92	0.013%	5144017114	\$570.72	0.026%
5144017073	\$367.36	0.016%	5144017115	\$580.56	0.026%
5144017074	\$364.08	0.016%	5144017116	\$455.92	0.020%
5144017075	\$505.12	0.023%	5144017117	\$419.84	0.019%
5144017076	\$344.40	0.015%	5144017118	\$308.32	0.014%
5144017077	\$390.32	0.017%	5144017119	\$528.08	0.024%
5144017078	\$570.72	0.026%	5144017120	\$291.92	0.013%
5144017079	\$574.00	0.026%	5144017121	\$367.36	0.016%
5144017080	\$455.92	0.020%	5144017122	\$370.64	0.017%
5144017081	\$419.84	0.019%	5144017123	\$505.12	0.023%
5144017082	\$308.32	0.014%	5144017124	\$331.28	0.015%
5144017083	\$528.08	0.024%	5144017125	\$393.60	0.018%
5144017084	\$291.92	0.013%	5144017126	\$570.72	0.026%
5144017085	\$367.36	0.016%	5144017127	\$580.56	0.026%
5144017086	\$370.64	0.017%	5144017128	\$455.92	0.020%
5144017087	\$505.12	0.023%	5144017129	\$419.84	0.019%
5144017088	\$331.28	0.015%	5144017130	\$308.32	0.014%
5144017089	\$393.60	0.018%	5144017131	\$528.08	0.024%
5144017090	\$570.72	0.026%	5144017132	\$291.92	0.013%
5144017091	\$580.56	0.026%	5144017133	\$367.36	0.016%
5144017092	\$455.92	0.020%	5144017134	\$370.64	0.017%
5144017093	\$419.84	0.019%	5144017135	\$505.12	0.023%

5144017136	\$331.28	0.015%	5144017178	\$367.36	0.016%
5144017137	\$393.60	0.018%	5144017179	\$370.64	0.017%
5144017138	\$570.72	0.026%	5144017180	\$393.60	0.018%
5144017139	\$567.44	0.025%	5144017181	\$341.12	0.015%
5144017140	\$455.92	0.020%	5144017182	\$423.12	0.019%
5144017141	\$419.84	0.019%	5144017183	\$1,088.96	0.049%
5144017142	\$308.32	0.014%	5144017184	\$662.56	0.030%
5144017143	\$528.08	0.024%	5144017185	\$659.28	0.029%
5144017144	\$291.92	0.013%	5144017186	\$816.72	0.037%
5144017145	\$367.36	0.016%	5144017187	\$741.28	0.033%
5144017146	\$370.64	0.017%	5144017188	\$787.20	0.035%
5144017147	\$505.12	0.023%	5144017189	\$583.84	0.026%
5144017148	\$331.28	0.015%	5144017190	\$833.12	0.037%
5144017149	\$393.60	0.018%	5144024001	\$116.68	0.005%
5144017150	\$570.72	0.026%	5144024002	\$1,190.40	0.053%
5144017151	\$580.56	0.026%	5144024005	\$318.16	0.014%
5144017152	\$436.24	0.019%	5144024018	\$327.67	0.015%
5144017153	\$485.44	0.022%	5144024019	\$810.59	0.036%
5144017154	\$603.52	0.027%	5144024020	\$665.35	0.030%
5144017155	\$288.64	0.013%	5144024021	\$363.10	0.016%
5144017156	\$367.36	0.016%	5144024022	\$194.83	0.009%
5144017157	\$370.64	0.017%	5144024023	\$294.87	0.013%
5144017158	\$396.88	0.018%	5144024024	\$298.15	0.013%
5144017159	\$337.84	0.015%	5144024025	\$233.54	0.010%
5144017160	\$390.32	0.017%	5144024026	\$229.60	0.010%
5144017161	\$570.72	0.026%	5144024027	\$306.35	0.014%
5144017162	\$580.56	0.026%	5144024028	\$346.37	0.015%
5144017163	\$436.24	0.019%	5144024029	\$358.18	0.016%
5144017164	\$485.44	0.022%	5144024030	\$363.10	0.016%
5144017165	\$603.52	0.027%	5144024031	\$194.83	0.009%
5144017166	\$288.64	0.013%	5144024032	\$294.87	0.013%
5144017167	\$367.36	0.016%	5144024033	\$298.15	0.013%
5144017168	\$370.64	0.017%	5144024034	\$233.54	0.010%
5144017169	\$396.88	0.018%	5144024035	\$229.60	0.010%
5144017170	\$337.84	0.015%	5144024036	\$306.35	0.014%
5144017171	\$390.32	0.017%	5144024037	\$324.72	0.015%
5144017172	\$570.72	0.026%	5144024038	\$327.67	0.015%
5144017173	\$567.44	0.025%	5144024039	\$346.37	0.015%
5144017174	\$442.80	0.020%	5144024040	\$358.18	0.016%
5144017175	\$488.72	0.022%	5144024041	\$363.10	0.016%
5144017176	\$603.52	0.027%	5144024042	\$194.83	0.009%
5144017177	\$288.64	0.013%	5144024043	\$294.87	0.013%

5144024044	\$298.15	0.013%	5144024086	\$294.87	0.013%
5144024045	\$233.54	0.010%	5144024087	\$298.15	0.013%
5144024046	\$229.60	0.010%	5144024088	\$233.54	0.010%
5144024047	\$306.35	0.014%	5144024089	\$229.60	0.010%
5144024048	\$324.72	0.015%	5144024090	\$306.35	0.014%
5144024049	\$327.67	0.015%	5144024091	\$324.72	0.015%
5144024050	\$346.37	0.015%	5144024092	\$327.67	0.015%
5144024051	\$358.18	0.016%	5144024093	\$346.37	0.015%
5144024052	\$363.10	0.016%	5144024094	\$358.18	0.016%
5144024053	\$194.83	0.009%	5144025001	\$363.10	0.016%
5144024054	\$294.87	0.013%	5144025002	\$194.83	0.009%
5144024055	\$298.15	0.013%	5144025003	\$294.87	0.013%
5144024056	\$233.54	0.010%	5144025004	\$298.15	0.013%
5144024057	\$229.60	0.010%	5144025005	\$233.54	0.010%
5144024058	\$306.35	0.014%	5144025006	\$229.60	0.010%
5144024059	\$324.72	0.015%	5144025007	\$306.35	0.014%
5144024060	\$327.67	0.015%	5144025008	\$324.72	0.015%
5144024061	\$346.37	0.015%	5144025009	\$327.67	0.015%
5144024062	\$358.18	0.016%	5144025010	\$346.37	0.015%
5144024063	\$363.10	0.016%	5144025011	\$358.18	0.016%
5144024064	\$194.83	0.009%	5144025012	\$363.10	0.016%
5144024065	\$294.87	0.013%	5144025013	\$194.83	0.009%
5144024066	\$298.15	0.013%	5144025014	\$294.87	0.013%
5144024067	\$233.54	0.010%	5144025015	\$298.15	0.013%
5144024068	\$229.60	0.010%	5144025016	\$233.54	0.010%
5144024069	\$306.35	0.014%	5144025017	\$229.60	0.010%
5144024070	\$324.72	0.015%	5144025018	\$306.35	0.014%
5144024071	\$346.37	0.015%	5144025019	\$324.72	0.015%
5144024072	\$358.18	0.016%	5144025020	\$327.67	0.015%
5144024073	\$363.10	0.016%	5144025021	\$346.37	0.015%
5144024074	\$194.83	0.009%	5144025022	\$358.18	0.016%
5144024075	\$294.87	0.013%	5144025023	\$363.10	0.016%
5144024076	\$298.15	0.013%	5144025024	\$194.83	0.009%
5144024077	\$233.54	0.010%	5144025025	\$294.87	0.013%
5144024078	\$229.60	0.010%	5144025026	\$298.15	0.013%
5144024079	\$306.35	0.014%	5144025027	\$233.54	0.010%
5144024080	\$324.72	0.015%	5144025028	\$229.60	0.010%
5144024081	\$327.67	0.015%	5144025029	\$306.35	0.014%
5144024082	\$346.37	0.015%	5144025030	\$324.72	0.015%
5144024083	\$358.18	0.016%	5144025031	\$327.67	0.015%
5144024084	\$363.10	0.016%	5144025032	\$346.37	0.015%
5144024085	\$194.83	0.009%	5144025033	\$358.18	0.016%

5144025034	\$363.10	0.016%
5144025035	\$194.83	0.009%
5144025036	\$294.87	0.013%
5144025037	\$298.15	0.013%
5144025038	\$233.54	0.010%
5144025039	\$229.60	0.010%
5144025040	\$306.35	0.014%
5144025041	\$324.72	0.015%
5144025042	\$327.67	0.015%
5144025043	\$346.37	0.015%
5144025044	\$358.18	0.016%
5144026023	\$7,792.07	0.348%
5144026024	\$213.20	0.010%
5144026025	\$255.84	0.011%
5144026026	\$213.20	0.010%
5144026027	\$249.28	0.011%
5144026028	\$291.92	0.013%
5144026029	\$242.72	0.011%
5144026030	\$246.00	0.011%
5144026031	\$288.64	0.013%
5144026032	\$150.88	0.007%
5144026033	\$141.04	0.006%
5144026034	\$219.76	0.010%
5144026035	\$226.32	0.010%
5144026036	\$216.48	0.010%
5144026037	\$255.84	0.011%
5144026038	\$190.24	0.009%
5144026039	\$255.84	0.011%
5144026040	\$285.36	0.013%
5144026041	\$239.44	0.011%
5144026042	\$246.00	0.011%
5144026043	\$282.08	0.013%
5144026044	\$150.88	0.007%
5144026045	\$213.20	0.010%
5144026046	\$223.04	0.010%
5144026047	\$226.32	0.010%
5144026048	\$214.18	0.010%
5144026049	\$255.18	0.011%
5144026050	\$218.45	0.010%
5144026051	\$255.84	0.011%
5144026052	\$283.72	0.013%
5144026053	\$246.00	0.011%

5144026054	\$243.05	0.011%
5144026055	\$283.39	0.013%
5144026056	\$152.19	0.007%
5144026057	\$210.58	0.009%
5144026058	\$214.51	0.010%
5144026059	\$226.65	0.010%
5144026060	\$213.20	0.010%
5144026061	\$255.84	0.011%
5144026062	\$219.76	0.010%
5144026063	\$255.84	0.011%
5144026064	\$291.92	0.013%
5144026065	\$239.44	0.011%
5144026066	\$242.72	0.011%
5144026067	\$282.08	0.013%
5144026068	\$150.88	0.007%
5144026069	\$213.20	0.010%
5144026070	\$226.32	0.010%
5144026071	\$226.32	0.010%
5144026072	\$213.20	0.010%
5144026073	\$255.84	0.011%
5144026074	\$186.96	0.008%
5144026075	\$255.84	0.011%
5144026076	\$282.08	0.013%
5144026077	\$246.00	0.011%
5144026078	\$242.72	0.011%
5144026079	\$282.08	0.013%
5144026080	\$150.88	0.007%
5144026081	\$209.92	0.009%
5144026082	\$213.20	0.010%
5144026083	\$226.32	0.010%
5144026084	\$213.20	0.010%
5144026085	\$255.84	0.011%
5144026086	\$216.48	0.010%
5144026087	\$255.84	0.011%
5144026088	\$285.36	0.013%
5144026089	\$246.00	0.011%
5144026090	\$242.72	0.011%
5144026091	\$282.08	0.013%
5144026092	\$150.88	0.007%
5144026093	\$209.92	0.009%
5144026094	\$213.20	0.010%
5144026095	\$226.32	0.010%

5144026096	\$213.20	0.010%	5144026138	\$246.00	0.011%
5144026097	\$255.84	0.011%	5144026139	\$272.24	0.012%
5144026098	\$216.48	0.010%	5144026140	\$150.88	0.007%
5144026099	\$255.84	0.011%	5144026141	\$213.20	0.010%
5144026100	\$291.92	0.013%	5144026142	\$226.32	0.010%
5144026101	\$239.44	0.011%	5144026143	\$229.60	0.010%
5144026102	\$242.72	0.011%	5144026144	\$186.96	0.008%
5144026103	\$282.08	0.013%	5144026145	\$262.40	0.012%
5144026104	\$150.88	0.007%	5144026146	\$206.64	0.009%
5144026105	\$209.92	0.009%	5144026147	\$255.84	0.011%
5144026106	\$213.20	0.010%	5144026148	\$186.96	0.008%
5144026107	\$226.32	0.010%	5144026149	\$154.16	0.007%
5144026108	\$213.20	0.010%	5144026150	\$167.28	0.007%
5144026109	\$255.84	0.011%	5144026151	\$167.28	0.007%
5144026110	\$186.96	0.008%	5144026152	\$223.04	0.010%
5144026111	\$255.84	0.011%	5144026153	\$147.60	0.007%
5144026112	\$282.08	0.013%	5144026154	\$337.84	0.015%
5144026113	\$246.00	0.011%	5144026155	\$249.28	0.011%
5144026114	\$242.72	0.011%	5144026156	\$331.28	0.015%
5144026115	\$282.08	0.013%	5144026157	\$200.08	0.009%
5144026116	\$150.88	0.007%	5144026158	\$226.32	0.010%
5144026117	\$209.92	0.009%	5144026159	\$213.20	0.010%
5144026118	\$213.20	0.010%	5144026160	\$324.72	0.015%
5144026119	\$226.32	0.010%	5144026161	\$232.88	0.010%
5144026120	\$213.20	0.010%	5144026162	\$423.12	0.019%
5144026121	\$255.84	0.011%	5148007001	\$3,492.74	0.156%
5144026122	\$216.48	0.010%	5148007002	\$3,930.59	0.176%
5144026123	\$255.84	0.011%	5148007003	\$4,365.12	0.195%
5144026124	\$278.80	0.012%	5148007004	\$1,637.57	0.073%
5144026125	\$252.56	0.011%	5148007005	\$5,497.93	0.246%
5144026126	\$239.44	0.011%	5148008001	\$18,985.43	0.848%
5144026127	\$282.08	0.013%	5148008002	\$10,874.32	0.486%
5144026128	\$150.88	0.007%	5148008007	\$3,235.72	0.145%
5144026129	\$213.20	0.010%	5148008008	\$6,364.93	0.284%
5144026130	\$226.32	0.010%	5148008010	\$6,758.52	0.302%
5144026131	\$229.60	0.010%	5148008012	\$6,469.48	0.289%
5144026132	\$213.20	0.010%	5148008900	\$7,401.55	0.331%
5144026133	\$255.84	0.011%	5148009001	\$4,264.27	0.191%
5144026134	\$216.48	0.010%	5148009004	\$1,991.87	0.089%
5144026135	\$255.84	0.011%	5148009005	\$3,287.24	0.147%
5144026136	\$282.08	0.013%	5148009006	\$3,248.99	0.145%
5144026137	\$236.16	0.011%	5148009007	\$3,038.12	0.136%

5148009008	\$11,311.70	0.506%	5148021023	\$482.16	0.022%
5148009009	\$6,924.06	0.309%	5148021024	\$485.44	0.022%
5148009012	\$3,849.89	0.172%	5148021025	\$475.60	0.021%
5148009013	\$13,267.45	0.593%	5148021026	\$429.68	0.019%
5148009014	\$3,515.75	0.157%	5148021027	\$560.88	0.025%
5148009015	\$7,525.63	0.336%	5148021028	\$190.24	0.009%
5148010027	\$5,709.93	0.255%	5148021029	\$521.52	0.023%
5148010028	\$3,969.24	0.177%	5148021030	\$482.16	0.022%
5148016914	\$75,401.44	3.370%	5148021031	\$485.44	0.022%
5148017003	\$4,316.32	0.193%	5148021032	\$511.68	0.023%
5148017005	\$3,919.64	0.175%	5148021033	\$390.32	0.017%
5148017009	\$20,365.99	0.910%	5148021034	\$560.88	0.025%
5148018005	\$2,904.43	0.130%	5148021035	\$190.24	0.009%
5148018006	\$2,811.70	0.126%	5148021036	\$521.52	0.023%
5148018007	\$3,900.57	0.174%	5148021037	\$482.16	0.022%
5148018014	\$48.79	0.002%	5148021038	\$485.44	0.022%
5148018026	\$19,823.63	0.886%	5148021039	\$511.68	0.023%
5148018027	\$3,738.76	0.167%	5148021040	\$390.32	0.017%
5148018900	\$5,718.29	0.256%	5148021041	\$560.88	0.025%
5148018901	\$2,659.88	0.119%	5148021042	\$190.24	0.009%
5148019001	\$4,536.30	0.203%	5148021043	\$534.64	0.024%
5148019002	\$2,313.07	0.103%	5148021044	\$482.16	0.022%
5148019007	\$2,553.99	0.114%	5148021045	\$485.44	0.022%
5148019008	\$5,133.18	0.229%	5148021046	\$475.60	0.021%
5148019009	\$5,821.91	0.260%	5148021047	\$429.68	0.019%
5148019012	\$12,846.77	0.574%	5148021048	\$567.44	0.025%
5148019013	\$3,457.56	0.155%	5148021049	\$242.72	0.011%
5148019017	\$1,821.51	0.081%	5148021050	\$534.64	0.024%
5148019018	\$2,454.73	0.110%	5148021051	\$482.16	0.022%
5148019020	\$2,871.73	0.128%	5148021052	\$485.44	0.022%
5148020001	\$8,941.86	0.400%	5148021053	\$465.76	0.021%
5148020002	\$2,531.65	0.113%	5148021054	\$432.96	0.019%
5148020003	\$3,574.59	0.160%	5148021055	\$574.00	0.026%
5148020004	\$2,155.71	0.096%	5148021056	\$4,662.09	0.208%
5148020009	\$6,326.32	0.283%	5149002011	\$314.88	0.014%
5148020012	\$13,454.28	0.601%	5149002012	\$291.92	0.013%
5148021002	\$2,763.31	0.123%	5149002013	\$272.24	0.012%
5148021010	\$15,270.72	0.682%	5149002014	\$242.72	0.011%
5148021011	\$3,970.48	0.177%	5149002015	\$219.76	0.010%
5148021015	\$50,977.02	2.278%	5149002016	\$262.40	0.012%
5148021021	\$190.24	0.009%	5149002017	\$282.08	0.013%
5148021022	\$534.64	0.024%	5149002018	\$200.08	0.009%

5149002019	\$213.20	0.010%	5149002061	\$232.88	0.010%
5149002020	\$308.32	0.014%	5149002062	\$170.56	0.008%
5149002021	\$268.96	0.012%	5149002063	\$314.88	0.014%
5149002022	\$291.92	0.013%	5149002064	\$291.92	0.013%
5149002023	\$216.48	0.010%	5149002065	\$272.24	0.012%
5149002024	\$291.92	0.013%	5149002066	\$242.72	0.011%
5149002025	\$324.72	0.015%	5149002067	\$219.76	0.010%
5149002026	\$219.76	0.010%	5149002068	\$262.40	0.012%
5149002027	\$252.56	0.011%	5149002069	\$282.08	0.013%
5149002028	\$373.92	0.017%	5149002070	\$200.08	0.009%
5149002029	\$213.20	0.010%	5149002071	\$213.20	0.010%
5149002030	\$193.52	0.009%	5149002072	\$308.32	0.014%
5149002031	\$164.00	0.007%	5149002073	\$268.96	0.012%
5149002032	\$219.76	0.010%	5149002074	\$291.92	0.013%
5149002033	\$321.44	0.014%	5149002075	\$216.48	0.010%
5149002034	\$154.16	0.007%	5149002076	\$291.92	0.013%
5149002035	\$232.88	0.010%	5149002077	\$324.72	0.015%
5149002036	\$170.56	0.008%	5149002078	\$219.76	0.010%
5149002037	\$314.88	0.014%	5149002079	\$252.56	0.011%
5149002038	\$291.92	0.013%	5149002080	\$373.92	0.017%
5149002039	\$272.24	0.012%	5149002081	\$213.20	0.010%
5149002040	\$242.72	0.011%	5149002082	\$193.52	0.009%
5149002041	\$219.76	0.010%	5149002083	\$164.00	0.007%
5149002042	\$262.40	0.012%	5149002084	\$219.76	0.010%
5149002043	\$282.08	0.013%	5149002085	\$321.44	0.014%
5149002044	\$200.08	0.009%	5149002086	\$154.16	0.007%
5149002045	\$213.20	0.010%	5149002087	\$232.88	0.010%
5149002046	\$308.32	0.014%	5149002088	\$170.56	0.008%
5149002047	\$268.96	0.012%	5149002089	\$314.88	0.014%
5149002048	\$291.92	0.013%	5149002090	\$291.92	0.013%
5149002049	\$216.48	0.010%	5149002091	\$272.24	0.012%
5149002050	\$291.92	0.013%	5149002092	\$242.72	0.011%
5149002051	\$324.72	0.015%	5149002093	\$219.76	0.010%
5149002052	\$219.76	0.010%	5149002094	\$262.40	0.012%
5149002053	\$252.56	0.011%	5149002095	\$282.08	0.013%
5149002054	\$373.92	0.017%	5149002096	\$200.08	0.009%
5149002055	\$213.20	0.010%	5149002097	\$213.20	0.010%
5149002056	\$193.52	0.009%	5149002098	\$308.32	0.014%
5149002057	\$164.00	0.007%	5149002099	\$268.96	0.012%
5149002058	\$219.76	0.010%	5149002100	\$291.92	0.013%
5149002059	\$321.44	0.014%	5149002101	\$216.48	0.010%
5149002060	\$154.16	0.007%	5149002102	\$291.92	0.013%

5149002103	\$324.72	0.015%	5149002145	\$219.76	0.010%
5149002104	\$219.76	0.010%	5149002146	\$262.40	0.012%
5149002105	\$252.56	0.011%	5149002147	\$282.08	0.013%
5149002106	\$373.92	0.017%	5149002148	\$200.08	0.009%
5149002107	\$213.20	0.010%	5149002149	\$213.20	0.010%
5149002108	\$193.52	0.009%	5149002150	\$308.32	0.014%
5149002109	\$164.00	0.007%	5149002151	\$268.96	0.012%
5149002110	\$219.76	0.010%	5149002152	\$291.92	0.013%
5149002111	\$321.44	0.014%	5149002153	\$216.48	0.010%
5149002112	\$154.16	0.007%	5149002154	\$291.92	0.013%
5149002113	\$232.88	0.010%	5149002155	\$324.72	0.015%
5149002114	\$170.56	0.008%	5149002156	\$219.76	0.010%
5149002115	\$314.88	0.014%	5149002157	\$252.56	0.011%
5149002116	\$291.92	0.013%	5149002158	\$373.92	0.017%
5149002117	\$272.24	0.012%	5149002159	\$213.20	0.010%
5149002118	\$242.72	0.011%	5149002160	\$193.52	0.009%
5149002119	\$219.76	0.010%	5149002161	\$164.00	0.007%
5149002120	\$262.40	0.012%	5149002162	\$219.76	0.010%
5149002121	\$282.08	0.013%	5149002163	\$321.44	0.014%
5149002122	\$200.08	0.009%	5149002164	\$154.16	0.007%
5149002123	\$213.20	0.010%	5149002165	\$232.88	0.010%
5149002124	\$308.32	0.014%	5149002166	\$170.56	0.008%
5149002125	\$268.96	0.012%	5149002167	\$314.88	0.014%
5149002126	\$291.92	0.013%	5149002168	\$291.92	0.013%
5149002127	\$216.48	0.010%	5149002169	\$272.24	0.012%
5149002128	\$291.92	0.013%	5149002170	\$242.72	0.011%
5149002129	\$324.72	0.015%	5149002171	\$219.76	0.010%
5149002130	\$219.76	0.010%	5149002172	\$262.40	0.012%
5149002131	\$252.56	0.011%	5149002173	\$282.08	0.013%
5149002132	\$373.92	0.017%	5149002174	\$200.08	0.009%
5149002133	\$213.20	0.010%	5149002175	\$213.20	0.010%
5149002134	\$193.52	0.009%	5149002176	\$308.32	0.014%
5149002135	\$164.00	0.007%	5149002177	\$268.96	0.012%
5149002136	\$219.76	0.010%	5149002178	\$265.68	0.012%
5149002137	\$321.44	0.014%	5149002179	\$216.48	0.010%
5149002138	\$154.16	0.007%	5149002180	\$291.92	0.013%
5149002139	\$232.88	0.010%	5149002181	\$324.72	0.015%
5149002140	\$170.56	0.008%	5149002182	\$219.76	0.010%
5149002141	\$314.88	0.014%	5149002183	\$252.56	0.011%
5149002142	\$291.92	0.013%	5149002184	\$373.92	0.017%
5149002143	\$272.24	0.012%	5149002185	\$213.20	0.010%
5149002144	\$242.72	0.011%	5149002186	\$193.52	0.009%

5149002187	\$164.00	0.007%	5149023034	\$167.28	0.007%
5149002188	\$219.76	0.010%	5149023035	\$390.32	0.017%
5149002189	\$321.44	0.014%	5149023036	\$321.44	0.014%
5149002190	\$154.16	0.007%	5149023037	\$419.84	0.019%
5149002191	\$232.88	0.010%	5149023038	\$423.12	0.019%
5149002192	\$170.56	0.008%	5149023039	\$419.84	0.019%
5149002193	\$593.68	0.027%	5149023040	\$360.80	0.016%
5149002194	\$442.80	0.020%	5149023041	\$291.92	0.013%
5149002195	\$429.68	0.019%	5149023042	\$288.64	0.013%
5149002196	\$892.16	0.040%	5149023043	\$272.24	0.012%
5149002197	\$636.32	0.028%	5149023044	\$236.16	0.011%
5149002198	\$1,115.20	0.050%	5149023045	\$236.16	0.011%
5149002199	\$469.04	0.021%	5149023046	\$232.88	0.010%
5149002200	\$882.32	0.039%	5149023047	\$154.16	0.007%
5149002201	\$656.00	0.029%	5149023048	\$150.88	0.007%
5149022006	\$7,023.53	0.314%	5149023049	\$154.16	0.007%
5149022008	\$14,119.30	0.631%	5149023050	\$255.84	0.011%
5149022010	\$4,734.23	0.212%	5149023051	\$154.16	0.007%
5149022012	\$6,926.02	0.310%	5149023052	\$167.28	0.007%
5149022013	\$12,816.20	0.573%	5149023053	\$262.40	0.012%
5149022014	\$7,249.50	0.324%	5149023054	\$268.96	0.012%
5149022015	\$12,794.63	0.572%	5149023055	\$262.40	0.012%
5149022016	\$1,341.52	0.060%	5149023056	\$282.08	0.013%
5149022017	\$2,032.57	0.091%	5149023057	\$282.08	0.013%
5149022018	\$6,390.97	0.286%	5149023058	\$268.96	0.012%
5149022019	\$2,738.99	0.122%	5149023059	\$268.96	0.012%
5149023011	\$11,302.67	0.505%	5149023060	\$272.24	0.012%
5149023013	\$10,280.50	0.459%	5149023061	\$226.32	0.010%
5149023020	\$518.24	0.023%	5149023062	\$236.16	0.011%
5149023021	\$364.08	0.016%	5149023063	\$236.16	0.011%
5149023022	\$370.64	0.017%	5149023064	\$232.88	0.010%
5149023023	\$373.92	0.017%	5149023065	\$154.16	0.007%
5149023024	\$370.64	0.017%	5149023066	\$150.88	0.007%
5149023025	\$334.56	0.015%	5149023067	\$154.16	0.007%
5149023026	\$236.16	0.011%	5149023068	\$255.84	0.011%
5149023027	\$239.44	0.011%	5149023069	\$154.16	0.007%
5149023028	\$232.88	0.010%	5149023070	\$167.28	0.007%
5149023029	\$150.88	0.007%	5149023071	\$262.40	0.012%
5149023030	\$147.60	0.007%	5149023072	\$268.96	0.012%
5149023031	\$150.88	0.007%	5149023073	\$262.40	0.012%
5149023032	\$255.84	0.011%	5149023074	\$282.08	0.013%
5149023033	\$150.88	0.007%	5149023075	\$282.08	0.013%

5149023076	\$268.96	0.012%	5149023118	\$232.88	0.010%
5149023077	\$268.96	0.012%	5149023119	\$154.16	0.007%
5149023078	\$272.24	0.012%	5149023120	\$413.28	0.018%
5149023079	\$226.32	0.010%	5149023121	\$154.16	0.007%
5149023080	\$236.16	0.011%	5149023122	\$154.16	0.007%
5149023081	\$236.16	0.011%	5149023123	\$167.28	0.007%
5149023082	\$232.88	0.010%	5149023124	\$262.40	0.012%
5149023083	\$154.16	0.007%	5149023125	\$268.96	0.012%
5149023084	\$150.88	0.007%	5149023126	\$265.68	0.012%
5149023085	\$154.16	0.007%	5149023127	\$282.08	0.013%
5149023086	\$255.84	0.011%	5149023128	\$282.08	0.013%
5149023087	\$154.16	0.007%	5149023129	\$268.96	0.012%
5149023088	\$167.28	0.007%	5149023130	\$268.96	0.012%
5149023089	\$262.40	0.012%	5149023131	\$226.32	0.010%
5149023090	\$268.96	0.012%	5149023132	\$272.24	0.012%
5149023091	\$262.40	0.012%	5149023133	\$236.16	0.011%
5149023092	\$282.08	0.013%	5149023134	\$236.16	0.011%
5149023093	\$282.08	0.013%	5149023135	\$232.88	0.010%
5149023094	\$268.96	0.012%	5149023136	\$154.16	0.007%
5149023095	\$268.96	0.012%	5149023137	\$413.28	0.018%
5149023096	\$272.24	0.012%	5149023138	\$154.16	0.007%
5149023097	\$226.32	0.010%	5149023139	\$154.16	0.007%
5149023098	\$236.16	0.011%	5149023140	\$167.28	0.007%
5149023099	\$236.16	0.011%	5149023141	\$262.40	0.012%
5149023100	\$232.88	0.010%	5149023142	\$268.96	0.012%
5149023101	\$154.16	0.007%	5149023143	\$265.68	0.012%
5149023102	\$150.88	0.007%	5149023144	\$282.08	0.013%
5149023103	\$154.16	0.007%	5149023145	\$282.08	0.013%
5149023104	\$255.84	0.011%	5149023146	\$268.96	0.012%
5149023105	\$154.16	0.007%	5149023147	\$268.96	0.012%
5149023106	\$167.28	0.007%	5149023148	\$226.32	0.010%
5149023107	\$262.40	0.012%	5149023149	\$272.24	0.012%
5149023108	\$268.96	0.012%	5149023150	\$236.16	0.011%
5149023109	\$262.40	0.012%	5149023151	\$236.16	0.011%
5149023110	\$282.08	0.013%	5149023152	\$232.88	0.010%
5149023111	\$282.08	0.013%	5149023153	\$154.16	0.007%
5149023112	\$268.96	0.012%	5149023154	\$413.28	0.018%
5149023113	\$268.96	0.012%	5149023155	\$154.16	0.007%
5149023114	\$272.24	0.012%	5149023156	\$154.16	0.007%
5149023115	\$226.32	0.010%	5149023157	\$167.28	0.007%
5149023116	\$236.16	0.011%	5149023158	\$262.40	0.012%
5149023117	\$236.16	0.011%	5149023159	\$268.96	0.012%

5149023160	\$265.68	0.012%	5149023202	\$236.16	0.011%
5149023161	\$282.08	0.013%	5149023203	\$232.88	0.010%
5149023162	\$282.08	0.013%	5149023204	\$154.16	0.007%
5149023163	\$268.96	0.012%	5149023205	\$413.28	0.018%
5149023164	\$268.96	0.012%	5149023206	\$154.16	0.007%
5149023165	\$226.32	0.010%	5149023207	\$154.16	0.007%
5149023166	\$272.24	0.012%	5149023208	\$167.28	0.007%
5149023167	\$236.16	0.011%	5149023209	\$262.40	0.012%
5149023168	\$236.16	0.011%	5149023210	\$268.96	0.012%
5149023169	\$232.88	0.010%	5149023211	\$265.68	0.012%
5149023170	\$154.16	0.007%	5149023212	\$282.08	0.013%
5149023171	\$413.28	0.018%	5149023213	\$282.08	0.013%
5149023172	\$154.16	0.007%	5149023214	\$268.96	0.012%
5149023173	\$154.16	0.007%	5149023215	\$268.96	0.012%
5149023174	\$167.28	0.007%	5149023216	\$226.32	0.010%
5149023175	\$262.40	0.012%	5149023217	\$272.24	0.012%
5149023176	\$268.96	0.012%	5149023218	\$236.16	0.011%
5149023177	\$265.68	0.012%	5149023219	\$236.16	0.011%
5149023178	\$282.08	0.013%	5149023220	\$232.88	0.010%
5149023179	\$282.08	0.013%	5149023221	\$311.60	0.014%
5149023180	\$268.96	0.012%	5149023222	\$413.28	0.018%
5149023181	\$268.96	0.012%	5149023223	\$331.28	0.015%
5149023182	\$226.32	0.010%	5149023224	\$311.60	0.014%
5149023183	\$272.24	0.012%	5149023225	\$331.28	0.015%
5149023184	\$236.16	0.011%	5149023226	\$10,765.83	0.481%
5149023185	\$236.16	0.011%	5149023231	\$105.01	0.005%
5149023186	\$232.88	0.010%	5149023232	\$138.40	0.006%
5149023187	\$154.16	0.007%	5149023233	\$879.48	0.039%
5149023188	\$413.28	0.018%	5149023900	\$1,173.41	0.052%
5149023189	\$154.16	0.007%	5149023901	\$1,387.68	0.062%
5149023190	\$154.16	0.007%	5149023902	\$1,798.59	0.080%
5149023191	\$167.28	0.007%	5149023903	\$3,099.25	0.139%
5149023192	\$262.40	0.012%	5149023904	\$3,525.00	0.158%
5149023193	\$268.96	0.012%	5149023905	\$2,345.27	0.105%
5149023194	\$265.68	0.012%	5149024001	\$23,650.10	1.057%
5149023195	\$282.08	0.013%	5149024004	\$11,769.51	0.526%
5149023196	\$282.08	0.013%	5149024006	\$1,689.07	0.075%
5149023197	\$268.96	0.012%	5149024008	\$6,798.88	0.304%
5149023198	\$268.96	0.012%	5149024009	\$8,075.31	0.361%
5149023199	\$226.32	0.010%	5149024018	\$2,361.35	0.106%
5149023200	\$272.24	0.012%	5149024019	\$3,271.22	0.146%
5149023201	\$236.16	0.011%	5149024020	\$4,589.34	0.205%

5149024021	\$8,985.77	0.402%	5149024065	\$219.76	0.010%
5149024022	\$1,494.44	0.067%	5149024066	\$334.56	0.015%
5149024024	\$9,706.18	0.434%	5149024067	\$328.00	0.015%
5149024026	\$31,555.21	1.410%	5149024068	\$341.12	0.015%
5149024027	\$12,198.00	0.545%	5149024069	\$344.40	0.015%
5149024028	\$6,667.02	0.298%	5149024070	\$278.80	0.012%
5149024029	\$337.84	0.015%	5149024071	\$360.80	0.016%
5149024030	\$282.08	0.013%	5149024072	\$239.44	0.011%
5149024031	\$367.36	0.016%	5149024073	\$219.76	0.010%
5149024032	\$278.80	0.012%	5149024074	\$334.56	0.015%
5149024033	\$186.96	0.008%	5149024075	\$328.00	0.015%
5149024034	\$347.68	0.016%	5149024076	\$341.12	0.015%
5149024035	\$255.84	0.011%	5149024077	\$344.40	0.015%
5149024036	\$341.12	0.015%	5149024078	\$278.80	0.012%
5149024037	\$344.40	0.015%	5149024079	\$360.80	0.016%
5149024038	\$278.80	0.012%	5149024080	\$239.44	0.011%
5149024039	\$360.80	0.016%	5149024081	\$219.76	0.010%
5149024040	\$239.44	0.011%	5149024082	\$334.56	0.015%
5149024041	\$219.76	0.010%	5149024083	\$334.56	0.015%
5149024042	\$334.56	0.015%	5149024084	\$341.12	0.015%
5149024043	\$328.00	0.015%	5149024085	\$344.40	0.015%
5149024044	\$341.12	0.015%	5149024086	\$278.80	0.012%
5149024045	\$344.40	0.015%	5149024087	\$360.80	0.016%
5149024046	\$278.80	0.012%	5149024088	\$239.44	0.011%
5149024047	\$360.80	0.016%	5149024089	\$219.76	0.010%
5149024048	\$239.44	0.011%	5149024090	\$334.56	0.015%
5149024049	\$219.76	0.010%	5149024091	\$334.56	0.015%
5149024050	\$334.56	0.015%	5149024092	\$341.12	0.015%
5149024051	\$328.00	0.015%	5149024093	\$344.40	0.015%
5149024052	\$341.12	0.015%	5149024094	\$278.80	0.012%
5149024053	\$344.40	0.015%	5149024095	\$360.80	0.016%
5149024054	\$278.80	0.012%	5149024096	\$239.44	0.011%
5149024055	\$360.80	0.016%	5149024097	\$219.76	0.010%
5149024056	\$239.44	0.011%	5149024098	\$334.56	0.015%
5149024057	\$219.76	0.010%	5149024099	\$334.56	0.015%
5149024058	\$334.56	0.015%	5149024100	\$341.12	0.015%
5149024059	\$328.00	0.015%	5149024101	\$344.40	0.015%
5149024060	\$341.12	0.015%	5149024102	\$278.80	0.012%
5149024061	\$344.40	0.015%	5149024103	\$360.80	0.016%
5149024062	\$278.80	0.012%	5149024104	\$239.44	0.011%
5149024063	\$360.80	0.016%	5149024105	\$219.76	0.010%
5149024064	\$239.44	0.011%	5149024106	\$334.56	0.015%

5149024107	\$334.56	0.015%	5149033030	\$272.24	0.012%
5149024108	\$341.12	0.015%	5149033031	\$242.72	0.011%
5149024109	\$344.40	0.015%	5149033032	\$219.76	0.010%
5149024110	\$278.80	0.012%	5149033033	\$259.12	0.012%
5149024111	\$360.80	0.016%	5149033034	\$282.08	0.013%
5149024112	\$239.44	0.011%	5149033035	\$223.04	0.010%
5149024113	\$219.76	0.010%	5149033036	\$259.12	0.012%
5149024114	\$334.56	0.015%	5149033037	\$272.24	0.012%
5149024115	\$334.56	0.015%	5149033038	\$314.88	0.014%
5149024116	\$341.12	0.015%	5149033039	\$341.12	0.015%
5149025001	\$5,426.84	0.243%	5149033040	\$216.48	0.010%
5149025900	\$3,125.80	0.140%	5149033041	\$291.92	0.013%
5149025901	\$42,370.00	1.894%	5149033042	\$324.72	0.015%
5149026001	\$22,515.85	1.006%	5149033043	\$219.76	0.010%
5149026002	\$6,482.30	0.290%	5149033044	\$252.56	0.011%
5149026003	\$5,259.31	0.235%	5149033045	\$373.92	0.017%
5149026008	\$8,999.76	0.402%	5149033046	\$213.20	0.010%
5149033001	\$3,073.67	0.137%	5149033047	\$239.44	0.011%
5149033002	\$4,720.00	0.211%	5149033048	\$200.08	0.009%
5149033003	\$5,836.99	0.261%	5149033049	\$219.76	0.010%
5149033004	\$1,680.05	0.075%	5149033050	\$321.44	0.014%
5149033007	\$4,866.84	0.218%	5149033051	\$177.12	0.008%
5149033008	\$1,534.21	0.069%	5149033052	\$232.88	0.010%
5149033009	\$5,322.91	0.238%	5149033053	\$170.56	0.008%
5149033011	\$1,696.89	0.076%	5149033054	\$314.88	0.014%
5149033012	\$3,989.29	0.178%	5149033055	\$291.92	0.013%
5149033013	\$9,178.40	0.410%	5149033056	\$272.24	0.012%
5149033014	\$1,749.35	0.078%	5149033057	\$242.72	0.011%
5149033016	\$4,231.47	0.189%	5149033058	\$219.76	0.010%
5149033017	\$259.12	0.012%	5149033059	\$262.40	0.012%
5149033018	\$321.44	0.014%	5149033060	\$282.08	0.013%
5149033019	\$259.12	0.012%	5149033061	\$200.08	0.009%
5149033020	\$318.16	0.014%	5149033062	\$213.20	0.010%
5149033021	\$219.76	0.010%	5149033063	\$308.32	0.014%
5149033022	\$252.56	0.011%	5149033064	\$268.96	0.012%
5149033023	\$232.55	0.010%	5149033065	\$291.92	0.013%
5149033024	\$393.60	0.018%	5149033066	\$216.48	0.010%
5149033025	\$219.76	0.010%	5149033067	\$291.92	0.013%
5149033026	\$301.76	0.013%	5149033068	\$324.72	0.015%
5149033027	\$380.48	0.017%	5149033069	\$219.76	0.010%
5149033028	\$314.88	0.014%	5149033070	\$252.56	0.011%
5149033029	\$291.92	0.013%	5149033071	\$373.92	0.017%

5149033072	\$213.20	0.010%	5149034015	\$373.92	0.017%
5149033073	\$193.52	0.009%	5149034016	\$387.04	0.017%
5149033074	\$164.00	0.007%	5149034017	\$413.28	0.018%
5149033075	\$219.76	0.010%	5149034018	\$328.00	0.015%
5149033076	\$321.44	0.014%	5149034019	\$360.80	0.016%
5149033077	\$154.16	0.007%	5149034020	\$514.96	0.023%
5149033078	\$232.88	0.010%	5149034021	\$373.92	0.017%
5149033079	\$170.56	0.008%	5149034022	\$193.52	0.009%
5149033080	\$314.88	0.014%	5149034023	\$213.20	0.010%
5149033081	\$291.92	0.013%	5149034024	\$354.24	0.016%
5149033082	\$272.24	0.012%	5149034025	\$380.48	0.017%
5149033083	\$242.72	0.011%	5149034026	\$413.28	0.018%
5149033084	\$219.76	0.010%	5149034027	\$291.92	0.013%
5149033085	\$262.40	0.012%	5149034028	\$328.00	0.015%
5149033086	\$282.08	0.013%	5149034029	\$377.20	0.017%
5149033087	\$200.08	0.009%	5149034030	\$173.84	0.008%
5149033088	\$213.20	0.010%	5149034031	\$213.20	0.010%
5149033089	\$308.32	0.014%	5149034032	\$354.24	0.016%
5149033090	\$268.96	0.012%	5149034033	\$380.48	0.017%
5149033091	\$291.92	0.013%	5149034034	\$413.28	0.018%
5149033092	\$216.48	0.010%	5149034035	\$291.92	0.013%
5149033093	\$291.92	0.013%	5149034036	\$328.00	0.015%
5149033094	\$324.72	0.015%	5149034037	\$377.20	0.017%
5149033095	\$219.76	0.010%	5149034038	\$173.84	0.008%
5149033096	\$252.56	0.011%	5149034039	\$213.20	0.010%
5149033097	\$373.92	0.017%	5149034040	\$354.24	0.016%
5149033098	\$213.20	0.010%	5149034041	\$380.48	0.017%
5149033099	\$193.52	0.009%	5149034042	\$413.28	0.018%
5149033100	\$164.00	0.007%	5149034043	\$291.92	0.013%
5149033101	\$219.76	0.010%	5149034044	\$328.00	0.015%
5149033102	\$321.44	0.014%	5149034045	\$377.20	0.017%
5149033103	\$154.16	0.007%	5149034046	\$173.84	0.008%
5149033104	\$232.88	0.010%	5149034047	\$213.20	0.010%
5149033105	\$170.56	0.008%	5149034048	\$354.24	0.016%
5149033106	\$11,609.00	0.519%	5149034049	\$380.48	0.017%
5149034002	\$5,321.90	0.238%	5149034050	\$413.28	0.018%
5149034003	\$5,965.00	0.267%	5149034051	\$291.92	0.013%
5149034005	\$17,020.50	0.761%	5149034052	\$328.00	0.015%
5149034006	\$22,751.17	1.017%	5149034053	\$377.20	0.017%
5149034011	\$3,606.71	0.161%	5149034054	\$173.84	0.008%
5149034013	\$7,490.29	0.335%	5149034055	\$213.20	0.010%
5149034014	\$213.20	0.010%	5149034056	\$354.24	0.016%

5149034057	\$380.48	0.017%	5149035032	\$318.16	0.014%
5149034058	\$413.28	0.018%	5149035033	\$262.40	0.012%
5149034059	\$291.92	0.013%	5149035034	\$262.40	0.012%
5149034060	\$328.00	0.015%	5149035035	\$318.16	0.014%
5149034061	\$377.20	0.017%	5149035036	\$203.36	0.009%
5149034062	\$173.84	0.008%	5149035037	\$288.64	0.013%
5149034063	\$213.20	0.010%	5149035038	\$469.04	0.021%
5149034064	\$354.24	0.016%	5149035039	\$429.68	0.019%
5149034065	\$380.48	0.017%	5149035040	\$518.24	0.023%
5149034066	\$413.28	0.018%	5149035041	\$278.80	0.012%
5149034067	\$291.92	0.013%	5149035042	\$314.88	0.014%
5149034068	\$328.00	0.015%	5149035043	\$387.04	0.017%
5149034069	\$377.20	0.017%	5149035044	\$396.88	0.018%
5149034070	\$173.84	0.008%	5149035045	\$324.72	0.015%
5149034071	\$341.12	0.015%	5149035046	\$239.44	0.011%
5149034072	\$373.92	0.017%	5149035047	\$285.36	0.013%
5149034073	\$357.52	0.016%	5149035048	\$459.20	0.021%
5149034074	\$242.72	0.011%	5149035049	\$429.68	0.019%
5149034075	\$321.44	0.014%	5149035050	\$514.96	0.023%
5149035004	\$4,828.84	0.216%	5149035051	\$285.36	0.013%
5149035005	\$4,245.24	0.190%	5149035052	\$321.44	0.014%
5149035007	\$2,889.44	0.129%	5149035053	\$259.12	0.012%
5149035010	\$3,298.18	0.147%	5149035054	\$262.40	0.012%
5149035011	\$10,793.54	0.482%	5149035055	\$416.56	0.019%
5149035012	\$4,982.16	0.223%	5149035056	\$216.48	0.010%
5149035014	\$25,559.22	1.142%	5149035057	\$193.52	0.009%
5149035016	\$12,096.80	0.541%	5149035058	\$200.08	0.009%
5149035017	\$291.92	0.013%	5149035059	\$324.72	0.015%
5149035018	\$459.20	0.021%	5149035060	\$200.08	0.009%
5149035019	\$423.12	0.019%	5149035061	\$213.20	0.010%
5149035020	\$508.40	0.023%	5149035062	\$219.76	0.010%
5149035021	\$288.64	0.013%	5149035063	\$196.80	0.009%
5149035022	\$318.16	0.014%	5149035064	\$200.08	0.009%
5149035023	\$259.12	0.012%	5149035065	\$328.00	0.015%
5149035024	\$268.96	0.012%	5149035066	\$200.08	0.009%
5149035025	\$344.40	0.015%	5149035067	\$209.92	0.009%
5149035026	\$242.72	0.011%	5149035068	\$216.48	0.010%
5149035027	\$298.48	0.013%	5149035069	\$193.52	0.009%
5149035028	\$465.76	0.021%	5149035070	\$200.08	0.009%
5149035029	\$436.24	0.019%	5149035071	\$318.16	0.014%
5149035030	\$508.40	0.023%	5149035072	\$200.08	0.009%
5149035031	\$282.08	0.013%	5149035073	\$223.04	0.010%

5149035074	\$219.76	0.010%	5149035116	\$216.48	0.010%
5149035075	\$196.80	0.009%	5149035117	\$193.52	0.009%
5149035076	\$200.08	0.009%	5149035118	\$200.08	0.009%
5149035077	\$331.28	0.015%	5149035119	\$318.16	0.014%
5149035078	\$200.08	0.009%	5149035120	\$200.08	0.009%
5149035079	\$219.76	0.010%	5149035121	\$223.04	0.010%
5149035080	\$216.48	0.010%	5149035122	\$219.76	0.010%
5149035081	\$193.52	0.009%	5149035123	\$196.80	0.009%
5149035082	\$200.08	0.009%	5149035124	\$200.08	0.009%
5149035083	\$318.16	0.014%	5149035125	\$331.28	0.015%
5149035084	\$200.08	0.009%	5149035126	\$200.08	0.009%
5149035085	\$223.04	0.010%	5149035127	\$219.76	0.010%
5149035086	\$219.76	0.010%	5149035128	\$216.48	0.010%
5149035087	\$196.80	0.009%	5149035129	\$193.52	0.009%
5149035088	\$200.08	0.009%	5149035130	\$200.08	0.009%
5149035089	\$331.28	0.015%	5149035131	\$318.16	0.014%
5149035090	\$200.08	0.009%	5149035132	\$200.08	0.009%
5149035091	\$219.76	0.010%	5149035133	\$223.04	0.010%
5149035092	\$216.48	0.010%	5149035134	\$219.76	0.010%
5149035093	\$193.52	0.009%	5149035135	\$196.80	0.009%
5149035094	\$200.08	0.009%	5149035136	\$200.08	0.009%
5149035095	\$318.16	0.014%	5149035137	\$331.28	0.015%
5149035096	\$200.08	0.009%	5149035138	\$200.08	0.009%
5149035097	\$223.04	0.010%	5149035139	\$219.76	0.010%
5149035098	\$219.76	0.010%	5149035140	\$216.48	0.010%
5149035099	\$196.80	0.009%	5149035141	\$193.52	0.009%
5149035100	\$200.08	0.009%	5149035142	\$200.08	0.009%
5149035101	\$331.28	0.015%	5149035143	\$318.16	0.014%
5149035102	\$200.08	0.009%	5149035144	\$200.08	0.009%
5149035103	\$219.76	0.010%	5149035145	\$223.04	0.010%
5149035104	\$216.48	0.010%	5149035146	\$219.76	0.010%
5149035105	\$193.52	0.009%	5149035147	\$196.80	0.009%
5149035106	\$200.08	0.009%	5149035148	\$200.08	0.009%
5149035107	\$318.16	0.014%	5149035149	\$331.28	0.015%
5149035108	\$200.08	0.009%	5149035150	\$200.08	0.009%
5149035109	\$223.04	0.010%	5149035151	\$219.76	0.010%
5149035110	\$219.76	0.010%	5149035152	\$275.52	0.012%
5149035111	\$196.80	0.009%	5149035153	\$301.76	0.013%
5149035112	\$200.08	0.009%	5149035154	\$449.36	0.020%
5149035113	\$331.28	0.015%	5149035155	\$295.20	0.013%
5149035114	\$200.08	0.009%	5149035156	\$275.52	0.012%
5149035115	\$219.76	0.010%	5149035157	\$308.32	0.014%

5149035158	\$439.52	0.020%	5149038033	\$334.56	0.015%
5149035159	\$295.20	0.013%	5149038034	\$242.72	0.011%
5149036004	\$25,504.85	1.140%	5149038035	\$239.44	0.011%
5149036010	\$13,749.24	0.614%	5149038036	\$426.40	0.019%
5149036016	\$6,963.16	0.311%	5149038037	\$255.84	0.011%
5149036017	\$23,714.61	1.060%	5149038038	\$360.80	0.016%
5149036907	\$8,342.35	0.373%	5149038039	\$334.56	0.015%
5149037010	\$16,446.16	0.735%	5149038040	\$242.72	0.011%
5149037026	\$44,466.25	1.987%	5149038041	\$239.44	0.011%
5149038001	\$2,815.54	0.126%	5149038042	\$426.40	0.019%
5149038002	\$344.40	0.015%	5149038043	\$255.84	0.011%
5149038003	\$337.84	0.015%	5149038044	\$360.80	0.016%
5149038004	\$242.72	0.011%	5149038045	\$334.56	0.015%
5149038005	\$242.72	0.011%	5149038046	\$242.72	0.011%
5149038006	\$426.40	0.019%	5149038047	\$239.44	0.011%
5149038007	\$252.56	0.011%	5149038048	\$426.40	0.019%
5149038008	\$357.52	0.016%	5149038049	\$255.84	0.011%
5149038009	\$337.84	0.015%	5149038050	\$360.80	0.016%
5149038010	\$242.72	0.011%	5149038051	\$334.56	0.015%
5149038011	\$239.44	0.011%	5149038052	\$242.72	0.011%
5149038012	\$426.40	0.019%	5149038053	\$239.44	0.011%
5149038013	\$252.56	0.011%	5149038054	\$426.40	0.019%
5149038014	\$357.52	0.016%	5149038055	\$255.84	0.011%
5149038015	\$334.56	0.015%	5149038056	\$360.80	0.016%
5149038016	\$242.72	0.011%	5149038057	\$334.56	0.015%
5149038017	\$239.44	0.011%	5149038058	\$242.72	0.011%
5149038018	\$413.28	0.018%	5149038059	\$239.44	0.011%
5149038019	\$252.56	0.011%	5149038060	\$429.68	0.019%
5149038020	\$354.24	0.016%	5149038061	\$255.84	0.011%
5149038021	\$331.28	0.015%	5149038062	\$360.80	0.016%
5149038022	\$242.72	0.011%	5149038063	\$337.84	0.015%
5149038023	\$239.44	0.011%	5149038064	\$518.24	0.023%
5149038024	\$426.40	0.019%	5149038065	\$436.24	0.019%
5149038025	\$252.56	0.011%	5149038066	\$255.84	0.011%
5149038026	\$364.08	0.016%		\$2,237,537.38	100.000%
5149038027	\$334.56	0.015%			
5149038028	\$242.72	0.011%			
5149038029	\$239.44	0.011%			
5149038030	\$426.40	0.019%			
5149038031	\$255.84	0.011%			
5149038032	\$360.80	0.016%			



Rita Moreno <rita.moreno@lacity.org>

05/22/2018 01:00 PM - Economic Development Committee Meeting

Tara Devine <tara@devine-strategies.com>
To: Rita Moreno <Rita.Moreno@lacity.org>
Cc: Blair Besten <blair@historiccore.bid>

Mon, May 21, 2018 at 12:05 PM

Ah, yes. Thank you for the reminder.

On Mon, May 21, 2018, 11:17 AM Rita Moreno <rita.moreno@lacity.org> wrote:
The Council is in recess beginning July 6th through the 27th.

On Mon, May 21, 2018 at 9:49 AM, Tara Devine <tara@devine-strategies.com> wrote:

Question:

(If it proceeds per the dates you gave) the OOI and OOE/protests hearing are approx. 63 days apart (I counted quickly, might be off by a day or two.) Is there any chance of the OOE/protests hearing being sooner than July 31?

It's my understanding that Assessor needs assessment levy and adopted OOE by 8/1 (or is it 8/15 for renewing BIDs?) Please help refresh my memory...

Thanks!

On Mon, May 21, 2018, 10:13 AM Rita Moreno <rita.moreno@lacity.org> wrote:

We hope the item will go to Council the following week (5/29/18). The public hearing on the establishment and ballot tabulation will take place July 31. All ballots must be received by the close of the public hearing.

On Fri, May 18, 2018 at 10:55 PM, Tara Devine <tara@devine-strategies.com> wrote:

Thank you, Rita. Blair will be at ED committee to monitor Tuesday.

Two questions:

- 1) Do you know yet what day the OOI will be scheduled for Council? I'll be there to monitor that hearing.
- 2) Do you have a target date to mail the ballots?

On Fri, May 18, 2018, 4:02 PM Rita Moreno <rita.moreno@lacity.org> wrote:

Hi Don, Blair and Tara:

Your BID renewals are on the Economic Development Committee agenda for Tuesday, May 22, 2018 (see items 9 and 10). The meeting is at 1:00 PM in room 1060 of City Hall.

Have a great weekend!

Rita

----- Forwarded message -----

From: **City Clerk** <Clerk.LSadmin@lacity.org>

Date: Fri, May 18, 2018 at 3:18 PM

Subject: 05/22/2018 01:00 PM - Economic Development Committee Meeting

To: CLK_2811@listserv.lacity.org

TITLE: Economic Development Committee Meeting
DATE: 05/22/2018
TIME: 01:00 PM

To view the document online please visit: http://ens.lacity.org/clk/committeeagend/clkcommitteeagend2811121502_05222018.html

Please DO NOT reply to this automated email.

If you have a specific question concerning the attached Committee Agenda, please contact the Legislative Assistant listed on the agenda.

If you have problems subscribing or unsubscribing to the Committee Agendas, please contact the City Clerk Systems Division at 213-978-0353.

If you do not want to receive further mailings, you can unsubscribe from the list by going to <http://lacity.org/government/Subscriptions/counciladhoc/index.htm> using a web browser and by following the instructions OR

To unsubscribe from this list, please click on this link:
http://listserv.lacity.org/cgi-bin/wa.exe?SUBED1=clk_2811&A=1

--

Rita Moreno
City of Los Angeles
Office of the City Clerk
Neighborhood and Business Improvement District Division
[200 N. Spring Street, 3rd Floor #395](#)
[Los Angeles, CA 90012](#)
[Office \(213\) 978-1122](#)
[Fax \(213\) 978-1079](#)



--

Rita Moreno
City of Los Angeles
[Office of the City Clerk](#)
Neighborhood and Business Improvement District Division
[200 N. Spring Street, 3rd Floor #395](#)
[Los Angeles, CA 90012](#)
[Office \(213\) 978-1122](#)
[Fax \(213\) 978-1079](#)



--

Rita Moreno
City of Los Angeles
Office of the City Clerk
Neighborhood and Business Improvement District Division
200 N. Spring Street, 3rd Floor #395
Los Angeles, CA 90012
Office (213) 978-1122
Fax (213) 978-1079



ECONOMIC DEVELOPMENT COMMITTEE

Tuesday, May 22, 2018

ROOM 1060, CITY HALL - 1:00 PM

200 NORTH SPRING STREET, LOS ANGELES, CA 90012

MEMBERS: COUNCILMEMBER CURREN D. PRICE, JR., CHAIR
COUNCILMEMBER JOE BUSCAINO
COUNCILMEMBER JOSE HUIZAR

(Michael Espinosa - Legislative Assistant - (213) 978-1064 or email Michael.Espinosa@lacity.org)

Click [here](#) for agenda packets

Note: For information regarding the Committee and its operations, please contact the Committee Legislative Assistant at the phone number and/or email address listed above. The Legislative Assistant may answer questions and provide materials and notice of matters scheduled before the City Council. Sign Language Interpreters, Communication Access Real-Time Transcription (CART), Assistive Listening Devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting/event you wish to attend. Due to difficulties in securing Sign Language Interpreters, five or more business days notice is strongly recommended. For additional information, please contact the Legislative Assistant listed above.

MULTIPLE AGENDA ITEM COMMENT

GENERAL PUBLIC COMMENT

ITEM NO. (1)

[18-1200-s14](#)

Report from the Council President relative to the appointment of Ms. Youn Sook Sarah Woo to the Industrial Development Authority.

Financial Disclosure Statement: Not required.

Background Check: Pending.

Community Impact Statement: None submitted.

ITEM NO. (2)

[14-1349-S2](#)

Economic and Workforce Development Department and Chief Legislative Analyst reports relative to the Enhanced Infrastructure Financing District Establishment Policy. **(Also referred to the Budget and Finance Committee.)**

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (3)

[18-0204](#)

Economic and Workforce Development Department and City Administrative Officer reports relative to reconstitution of the United States Department of Commerce, Economic Development Administration Revolving Loan Fund Program and transfer of Unappropriated Balance Funds.

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (4)

[18-0367](#)

CD 9 Motion (Price - Buscaino) relative to evaluating the proposed hotel project at 3900 Figueroa Street and making recommendations on economic development incentives that could help the project move forward.

Community Impact Statement: None submitted.

ITEM NO. (5)

[14-1174-s37](#)

CD 10 Motion (Wesson - Ryu) relative to using Council District 10 Wilshire Center/Koreatown Redevelopment Project Area Community Redevelopment Agency of the City of Los Angeles (CRA/LA) Excess Bond Proceeds to supplement the cost of capital improvements related to the Pio Pico Library Park Project.

Community Impact Statement: None submitted.

ITEM NO. (6)

[15-0730-s1](#)

CD 10 Motion (Wesson - Ryu) relative to authorizing an additional expenditure in Council District 10 Wilshire Center/Koreatown Redevelopment Project Area CRA/LA Excess Bond Proceeds to be utilized to assist with construction costs related to development of the Korean American National Museum and associated parking on City-owned property located at 601-617 South Vermont Avenue.

Community Impact Statement: None submitted.

ITEM NO. (7)

[18-0399](#)

CD 14 Motion (Huizar - Price) relative to evaluating the proposed hotel project at Olive Street at 12th Street and making recommendations on economic development incentives that could help the project move forward.

Community Impact Statement: None submitted.

ITEM NO. (8)

[14-0101](#)

CD 1, 10 City Clerk report and Ordinance relative to the Byzantine Latino Quarter-Pico (Property-Based) Business Improvement District (BID).

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (9)

[18-0429](#)

CD 14 City Clerk report and Ordinance relative to the Historic Business Core (Property-Based) BID.

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (10)

[13-0705](#)

CD 5 City Clerk report and Ordinance relative to the Melrose (Property-Based) BID.

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

If you challenge this Committee's action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record.

Materials relative to items on this agenda can be obtained from the Office of the City Clerk's Council File Management System, at lacouncilfile.com by entering the Council File number listed immediately following the item number (e.g., 00-0000).



Rita Moreno <rita.moreno@lacity.org>

Venice Beach BID 2017 Assessment Refund Info

3 messages

Rita Moreno <rita.moreno@lacity.org>
To: Tara Devine <tara@venicebeachbid.com>

Tue, May 8, 2018 at 3:20 PM

Hi Tara,

For your information, attached is the notice and instructions that will be mailed out on Friday. Also included will be the actual Affidavit and the return envelope.

Let me know if you have any questions.

Rita

--

Rita Moreno
City of Los Angeles
Office of the City Clerk
Neighborhood and Business Improvement District Division
200 N. Spring Street, 3rd Floor #395
Los Angeles, CA 90012
Office (213) 978-1122
Fax (213) 978-1079



2 attachments



Refund Affidavit Instructions.pdf
156K



Notification of 2017 Assessment Refund.pdf
25K

Tara Devine <tara@venicebeachbid.com>
To: Rita Moreno <Rita.Moreno@lacity.org>, Holly Wolcott <Holly.Wolcott@lacity.org>

Tue, May 8, 2018 at 3:27 PM

Thank you. To clarify, we want to sit down before anything is mailed. It is important that we understand the entire process.

I'm working now to schedule something as early as possible next week. (Monday is launch, so it can't be Monday.)

[Quoted text hidden]

Rita Moreno <rita.moreno@lacity.org>
To: Tara Devine <tara@venicebeachbid.com>
Cc: Holly Wolcott <Holly.Wolcott@lacity.org>

Tue, May 8, 2018 at 3:48 PM

Tara,

We have several other mailings and need to manage our work load. We have some target dates, as we stated in our letter to the BID. We expect to get the affidavit out mid-May and project that most signed affidavits will be returned within 30 days. That allows us to get refunds to folks by mid-July.

I'm off on Monday and several reports are due on Tuesday. We'll discuss on our end, but may not be able to push the mailing date out any further.

Thanks.

Rita

[Quoted text hidden]

HOLLY L. WOLCOTT
CITY CLERK

City of Los Angeles
CALIFORNIA

SHANNON D. HOPPES
EXECUTIVE OFFICER



ERIC GARCETTI
MAYOR

OFFICE OF THE
CITY CLERK

NEIGHBORHOOD AND BUSINESS
IMPROVEMENT DISTRICT DIVISION
200 N. SPRING STREET, ROOM 395
LOS ANGELES, CA 90012
(213) 978-1099
FAX: (213) 978-1079

MIRANDA PASTER
DIVISION MANAGER

clerk.lacity.org

May 11, 2018

Re: Notification of Refund of the Venice Beach Business Improvement District 2017 Assessment

Dear Property Owner:

On November 9, 2016, the Venice Beach Business Improvement District (VBBID) was established for a period of five years, pursuant to the provisions of the City's Landscaping, Security, Programming and Maintenance District Ordinance (Los Angeles Administrative Code Division 6, Chapter 9) and through the Los Angeles City Council's adoption of Ordinance No. 184556 (Council File 16-0749).

The Venice Beach Property Owners Association (VBPOA) notified the City, in its letter dated March 20, 2018, of its desire to issue a partial refund to property owners who paid the 2017 assessment due to a delay in providing the services and activities as stated and described in the VBBID's Management District Plan. Consequently, the City is preparing to refund a prorated (partial) amount of the 2017 assessments, which will be less the expenses incurred by the VBPOA during 2017.

This notice further serves to inform you that your portion of the pending pro rata refund of 2017 assessments is scheduled to be mailed to you during the month of July 2018. Please complete and sign the enclosed affidavit, and return it in the envelope provided within 30 days. If there has been any change in the address or ownership, or if this notification was forwarded to a new address, please notify this Office *immediately* to report the change.

If you have additional questions about the VBBID 2017 assessment refund process, please contact the Neighborhood and Business Improvement District Division at (213) 978-1099. Please send all correspondence to the following address:

City Clerk
200 North Spring Street, Room 224
Los Angeles, CA 90012

INSTRUCTIONS FOR COMPLETING YOUR VENICE BEACH BUSINESS IMPROVEMENT DISTRICT REFUND AFFIDAVIT

SAMPLE

REFUND AFFIDAVIT

Your completed affidavit should contain owner name, signature, and date in **two** separate locations.

LOCATION ONE

BOTH LOCATIONS ONE & TWO MUST BE COMPLETED

LOCATION TWO

City of Los Angeles Office of the City Clerk
Neighborhood and Business Improvement District Division
200 N. Spring Street, Room 395
Los Angeles, CA 90012

AFFIDAVIT FOR ASSESSMENT REFUND
VENICE BEACH 2017
PROPERTY BASED BUSINESS IMPROVEMENT DISTRICT
(Pursuant to Section 36671 of the California Streets and Highways Code)

Legal Owner: Property Owner 1

Please mark "X" clearly. Mark one box only.

☒ Yes. I affirm that I was the owner of record of the parcels identified on this affidavit and paid the 2017 assessment for parcels for the Venice Beach property based Business Improvement District (BID) and am now entitled to the refund of the 2017 assessments after expenses for services. My signature below affirms that I am entitled to the refund: \$2,000.00

☐ No. I affirm that I was not the owner of record of the parcels on this affidavit of the Venice Beach BID, I did not pay any of the 2017 assessment related to said Venice Beach BID, and am not entitled to the refund: \$2,000.00

Property Owner's Name: Property Owner 1

Property Owner's or Duly Authorized Signature: Jane Doe

Title: President

Date: June 1, 2018

Please place the affidavit inside the return envelope and submit to:

City Clerk
200 N. Spring Street
Room 224
Los Angeles, CA 90012

STATEMENT OF AUTHORITY TO SIGN THIS AFFIDAVIT - (Must be completed by affidavit signer)

I, Jane Doe, Hereby certify (or declare) under penalty of perjury under the laws of the State of California that I was legally authorized as owner, or legal representative of owner, to accept the refund of the assessment amounts on the property(ies) listed below. This statement is true, correct, and complete to the best of my knowledge as of 6 / 01 / 18

MONTH DAY YEAR

AFFIDAVIT SIGNER'S SIGNATURE: Jane Doe (213) 444-5555
PHONE NUMBER

APN	Property Address	Proposed Refund	Date Range	
1111-222-333	1 Main Street	\$2,000.00	01/01/2017-12/31/2017	1
Total Amount		\$2,000.00		

Venice Beach BID 2017 May 4, 2018 ID: 1

AFFIDAVIT INSTRUCTIONS: Property owner(s) **MUST** complete the following steps:

A) REVIEW YOUR AFFIDAVIT

- 1) Match your name to the name listed as the legal owner.
- 2) Ensure that the APN numbers and property addresses on your affidavit match your property(ies).
- 3) Please review the date range of ownership at the bottom of the affidavit.
- 4) Read the Statement of Authority to Sign This Affidavit.

Instructions continue on reverse →

B) MARK YOUR AFFIDAVIT

- 1) Mark and “X” in the box that best describes you as the property owner.
- 2) Write the name of the legal property owner where it reads Property Owner’s Name, sign your name where it reads Property Owner’s or Duly Authorized Signature (location one), and write your title and the date accordingly.
- 3) Read the Statement of Authority to Sign This Affidavit. Print your name and the date, and sign on the line (section two). Write your contact phone number. You may be called if the Affidavit is not complete in order to expedite the certification of ownership. This section affirms your authority for the property. *(Please see WHO CAN SIGN section below).*

C) SUBMIT AFFIDAVIT

- 1) **Place your completed Affidavit in the return envelope provided.** You may submit your affidavit in one of the following ways:

a. By mail:

Office of the City Clerk
200 N. Spring St., Room 224
Los Angeles, CA 90012

b. In person:

Office of the City Clerk
200 N. Spring St., Room 395
Los Angeles, CA 90012

WHO CAN SIGN THE AFFIDAVIT?

The following instructions only apply to the individual(s) or entity(ies) who paid the 2017 assessment and are entitled to the refund.

The property owner must fill out the refund Affidavit. The following guidelines outline who can sign you’re a ffidavit based on the ownership:

- If the property was owned by an individual, the individual must sign.
- If the property was owned by a corporation, the affidavit may be signed by any officer of the corporation, pursuant to Corporations Code Section 313 (i.e., the Chairman of the Board, President, Vice President, Secretary, any Assistant Secretary, the Chief Financial Officer, or any Assistant Treasurer), or pursuant to the by-laws or by resolution of the corporation’s Board of Directors.
- If the property was owned by a partnership, any general partner or authorized representative may sign.
- If two or more persons owned the property as tenants-in-common, any one tenant-in-common may sign for all.
- If two or more persons owned the property in joint tenancy, any one joint tenant or authorized representative may sign for all.
- If a property is held by a married couple as community property, one or both must sign, or the authorized representative.



Rita Moreno <rita.moreno@lacity.org>

Update insurance information

3 messages

Tara Devine <tara@venicebeachbid.com>
To: Rita Moreno <Rita.Moreno@lacity.org>

Sun, May 13, 2018 at 11:21 AM

Rita:

We need to update our insurance information for our contract. We've added WC (also property and non-owned auto.) We've also renewed our GL, XS GL and D&O for 18-19. Please advise the best way for me to update this information. Thanks!

Warmest regards,
Tara

Rita Moreno <rita.moreno@lacity.org>
To: Tara Devine <tara@venicebeachbid.com>

Tue, May 15, 2018 at 8:15 AM

Tara,

Have your broker update the insurance on track4LA.

Thanks.

Rita

[Quoted text hidden]

--

Rita Moreno
City of Los Angeles
Office of the City Clerk
Neighborhood and Business Improvement District Division
200 N. Spring Street, 3rd Floor #395
Los Angeles, CA 90012
Office (213) 978-1122
Fax (213) 978-1079



Tara Devine <tara@venicebeachbid.com>
To: Rita Moreno <Rita.Moreno@lacity.org>

Tue, May 15, 2018 at 11:11 AM

Thank you. I will ask them to do that asap.

[Quoted text hidden]



Rita Moreno <rita.moreno@lacity.org>

BID phone number & website

3 messages

Tara Devine <tara@venicebeachbid.com>

Wed, May 16, 2018 at 8:18 AM

To: Rita Moreno <Rita.Moreno@lacity.org>, Shannon Hoppes <shannon.hoppes@lacity.org>, Holly Wolcott <Holly.Wolcott@lacity.org>

Cc: Chad Molnar <chad.molnar@lacity.org>, Taylor Bazley <taylor.bazley@lacity.org>

The website is now live at:
venicebeachbid.com

The new, permanent BID phone number for both clean & safe service requests AND office staff/operations is:

310-396-VBID (310-396-8243)

This phone number goes live effective Wednesday 5/16 at 9AM. We will keep the "placeholder" 213# for a short period of time before shutting it down.

Please update your records accordingly. Thank you.

Rita Moreno <rita.moreno@lacity.org>

Wed, May 16, 2018 at 8:28 AM

To: Tara Devine <tara@venicebeachbid.com>

Cc: Shannon Hoppes <shannon.hoppes@lacity.org>, Holly Wolcott <Holly.Wolcott@lacity.org>, Chad Molnar <chad.molnar@lacity.org>, Taylor Bazley <taylor.bazley@lacity.org>

okay

[Quoted text hidden]

--

Rita Moreno
City of Los Angeles
Office of the City Clerk
Neighborhood and Business Improvement District Division
200 N. Spring Street, 3rd Floor #395
Los Angeles, CA 90012
Office (213) 978-1122
Fax (213) 978-1079



Rita Moreno <rita.moreno@lacity.org>

Wed, May 16, 2018 at 8:29 AM

To: Tara Devine <tara@venicebeachbid.com>

Cc: Shannon Hoppes <shannon.hoppes@lacity.org>, Holly Wolcott <Holly.Wolcott@lacity.org>, Chad Molnar <chad.molnar@lacity.org>, Taylor Bazley <taylor.bazley@lacity.org>

Is there a change in the fax number? We have (310) 399-4512.

[Quoted text hidden]



Rita Moreno <rita.moreno@lacity.org>

Re: Updated invitation: City Clerk/Venice BID @ Fri May 18, 2018 1pm - 1:45pm (PDT) (Holly Wolcott)

Rita Moreno <rita.moreno@lacity.org>

Fri, May 18, 2018 at 12:21 PM

To: Taylor Bazley <taylor.bazley@lacity.org>

Cc: Chad Molnar <chad.molnar@lacity.org>, Holly Wolcott <holly.wolcott@lacity.org>, Shannon Hoppes <shannon.hoppes@lacity.org>, Steve Heumann <steve@venicebeachbid.com>, Tara Devine <tara@venicebeachbid.com>

Okay.

On Fri, May 18, 2018 at 12:04 PM, Taylor Bazley <taylor.bazley@lacity.org> wrote:

The question was raised to clarify the process for distributing 2017 assessments and what the process would be for people to donate back (reclaim) assessments; if that is something anyone wanted to do.

-Taylor

On Fri, May 18, 2018 at 12:02 PM Rita Moreno <rita.moreno@lacity.org> wrote:

Hey Taylor,

The discussion items includes: "Reclaimed Assessment Process."

Let me know what that means so that I can prepare for the meeting accordingly.

Thanks.

Rita

On Fri, May 18, 2018 at 11:40 AM, Taylor Bazley <taylor.bazley@lacity.org> wrote:

THANKS!

-Taylor

On Fri, May 18, 2018 at 11:39 AM, Holly Wolcott <holly.wolcott@lacity.org> wrote:

Its actually not City Hall EAST, its City Hall.

On Fri, May 18, 2018, 11:34 AM Taylor Bazley <taylor.bazley@lacity.org> wrote:

This event has been changed.

City Clerk/Venice BID

[more details »](#)

The meeting is to discuss:

1. Refund Process
 - Mechanics, timeline, etc.
2. Annual Planning Report
 - Carry Over Fund Issue
3. Reclaimed Assessment Process

When Fri May 18, 2018 1pm – 1:45pm Pacific Time

Where **Changed:** City Hall East Conference Room 395 (City Clerk's Office) ([map](#))

Calendar Holly Wolcott

Who

- taylor.bazley@lacity.org - organizer
- tara@venicebeachbid.com

- steve@venicebeachbid.com
- rita.moreno@lacity.org
- Holly Wolcott
- Shannon Hoppes
- chad.molnar@lacity.org - optional

Going? **Yes** - **Maybe** - **No** [more options »](#)

Invitation from [Google Calendar](#)

You are receiving this email at the account holly.wolcott@lacity.org because you are subscribed for updated invitations on calendar Holly Wolcott.

To stop receiving these emails, please log in to <https://www.google.com/calendar/> and change your notification settings for this calendar.

Forwarding this invitation could allow any recipient to modify your RSVP response. [Learn More](#).



Taylor Bazley

Field Deputy - Venice, OFW, Silver Strand, Marina Peninsula
Councilmember Mike Bonin
City of Los Angeles
[310-575-8461](tel:310-575-8461) | www.11thdistrict.com



[Sign Up for Mike's Email Updates](#)

Download the City of Los Angeles MyLA311 app for smartphones!



MyLA311 links Angelenos with the services and information they need to enjoy their city, beautify their community and stay connected with their local government. With MyLA311, City of Los Angeles information and services are just a few taps away.

Rita Moreno
City of Los Angeles
Office of the City Clerk
Neighborhood and Business Improvement District Division
200 N. Spring Street, 3rd Floor #395
Los Angeles, CA 90012
Office (213) 978-1122
Fax (213) 978-1079



Taylor Bazley

Field Deputy - Venice, OFW, Silver Strand, Marina Peninsula
Councilmember Mike Bonin
City of Los Angeles



310-575-8461 | www.11thdistrict.com



[Sign Up for Mike's Email Updates](#)

Download the City of Los Angeles MyLA311 app for smartphones!



MyLA311 links Angelenos with the services and information they need to enjoy their city, beautify their community and stay connected with their local government. With MyLA311, City of Los Angeles information and services are just a few taps away.

--
Rita Moreno
City of Los Angeles
Office of the City Clerk
Neighborhood and Business Improvement District Division
200 N. Spring Street, 3rd Floor #395
Los Angeles, CA 90012
Office (213) 978-1122
Fax (213) 978-1079





Rita Moreno <rita.moreno@lacity.org>

2018 Annual Planning Report & 2017-2018 Quarterly Reports et al.

7 messages

Tara Devine <tara@venicebeachbid.com>

Mon, Apr 30, 2018 at 6:16 PM

To: Holly Wolcott <Holly.Wolcott@lacity.org>, Rita Moreno <Rita.Moreno@lacity.org>, Shannon Hoppes <shannon.hoppes@lacity.org>

Cc: Mark Sokol <mark@venicebeachbid.com>, Steve Heumann <steve@venicebeachbid.com>, Chad Molnar <chad.molnar@lacity.org>, Marcus Lieber <Marcus.Lieber@armaninollp.com>

All:

1) We have submitted our 2018 Annual Planning Report via the online portal. It was approved 8-0 by the Board of Directors on April 13, 2018.

2) Attached please find our Q1 2018 quarterly report (new, submitted on time)

3) Based on the comments we received from Rita via email on April 18, 2018, we have revised our Q2, Q3 and Q4 2017 quarterly reports - financials only. These are attached in a single file.

4) We added one member to our Board of Directors at our meeting on April 13, 2018. Attached is a revised board roster for your files.

5) We have a new, permanent phone number (landline) for the BID, although it will not be staffed until later this month. This will be the one-stop number for both the office and dispatch (clean and safe service calls.) I will email you when it is staffed. The 213 number is the one to keep using until I send a follow-up email. But it will be: **310-396-VBID** (310-396-8243).

6) I will let everyone know when we have an official launch date for clean and safe (we will launch later this month.) Please let me know if you have any questions.

Rita:

When your review is complete, kindly confirm that we are now current with all required reports. Thank you.

Warmest regards,
Tara

3 attachments



2018 Q1 Report FINAL.pdf
262K



2017 Q2 Q3 Q4 financials rev per City request - FINAL.pdf
58K



VBPOA Board Roster.xlsx
12K

Rita Moreno <rita.moreno@lacity.org>

Tue, May 1, 2018 at 2:16 PM

To: Tara Devine <tara@venicebeachbid.com>

Cc: Holly Wolcott <Holly.Wolcott@lacity.org>, Shannon Hoppes <shannon.hoppes@lacity.org>, Mark Sokol <mark@venicebeachbid.com>, Steve Heumann <steve@venicebeachbid.com>, Chad Molnar <chad.molnar@lacity.org>, Marcus Lieber <Marcus.Lieber@armaninollp.com>

Thanks, Tara. We have some corrections for you on the 2018 Annual Planning Report and I don't believe we have received the newsletter for the 1st quarter of 2018.

On Mon, Apr 30, 2018 at 6:16 PM, Tara Devine <tara@venicebeachbid.com> wrote:

All:

- 1) We have submitted our 2018 Annual Planning Report via the online portal. It was approved 8-0 by the Board of Directors on April 13, 2018.
- 2) Attached please find our Q1 2018 quarterly report (new, submitted on time)
- 3) Based on the comments we received from Rita via email on April 18, 2018, we have revised our Q2, Q3 and Q4 2017 quarterly reports - financials only. These are attached in a single file.
- 4) We added one member to our Board of Directors at our meeting on April 13, 2018. Attached is a revised board roster for your files.
- 5) We have a new, permanent phone number (landline) for the BID, although it will not be staffed until later this month. This will be the one-stop number for both the office and dispatch (clean and safe service calls.) I will email you when it is staffed. The 213 number is the one to keep using until I send a follow-up email. But it will be: **310-396-VBID** (310-396-8243).
- 6) I will let everyone know when we have an official launch date for clean and safe (we will launch later this month.) Please let me know if you have any questions.

Rita:

When your review is complete, kindly confirm that we are now current with all required reports. Thank you.

Warmest regards,
Tara

--

Rita Moreno
City of Los Angeles
Office of the City Clerk
Neighborhood and Business Improvement District Division
200 N. Spring Street, 3rd Floor #395
Los Angeles, CA 90012
Office (213) 978-1122
Fax (213) 978-1079



Tara Devine <tara@venicebeachbid.com>

Tue, May 1, 2018 at 5:31 PM

To: Rita Moreno <Rita.Moreno@lacity.org>

Cc: Holly Wolcott <Holly.Wolcott@lacity.org>, Shannon Hoppes <shannon.hoppes@lacity.org>, Mark Sokol <mark@venicebeachbid.com>, Steve Heumann <steve@venicebeachbid.com>, Chad Molnar <chad.molnar@lacity.org>, Marcus Lieber <Marcus.Lieber@armaninollp.com>

We'll work on the APR changes asap.

Q1 2018 newsletter:

We've now completed a basic website with several current "updates" that are very much like newsletter pieces (we'll be adding another one about launch soon, too.) We'll be sending an email to our mailing list very shortly to tout the new website and its content.

Additionally, we are preparing a "launch" (snail) mailing for property owners that will go out closer to the middle of the month. I'll submit a copy of it to Rita as soon as it is finalized (still in development.)

We hope that the Clerk will look at those and consider if they cumulatively meet the Q1 2018 newsletter requirement (it's a lot more work/copy/info than a typical newsletter, and has similar content.)

We are also working on an HTML format newsletter in our Mailchimp program, but it will not be ready to go until the Q2 newsletter. That will be the newsletter format we use going forward.

On Tue, May 1, 2018, 2:16 PM Rita Moreno <rita.moreno@lacity.org> wrote:

Thanks, Tara. We have some corrections for you on the 2018 Annual Planning Report and I don't believe we have received the newsletter for the 1st quarter of 2018.

On Mon, Apr 30, 2018 at 6:16 PM, Tara Devine <tara@venicebeachbid.com> wrote:

All:

1) We have submitted our 2018 Annual Planning Report via the online portal. It was approved 8-0 by the Board of Directors on April 13, 2018.

2) Attached please find our Q1 2018 quarterly report (new, submitted on time)

3) Based on the comments we received from Rita via email on April 18, 2018, we have revised our Q2, Q3 and Q4 2017 quarterly reports - financials only. These are attached in a single file.

4) We added one member to our Board of Directors at our meeting on April 13, 2018. Attached is a revised board roster for your files.

5) We have a new, permanent phone number (landline) for the BID, although it will not be staffed until later this month. This will be the one-stop number for both the office and dispatch (clean and safe service calls.) I will email you when it is staffed. The 213 number is the one to keep using until I send a follow-up email. But it will be: **310-396-VBID** (310-396-8243).

6) I will let everyone know when we have an official launch date for clean and safe (we will launch later this month.) Please let me know if you have any questions.

Rita:

When your review is complete, kindly confirm that we are now current with all required reports. Thank you.

Warmest regards,
Tara

--

Rita Moreno
City of Los Angeles
Office of the City Clerk
Neighborhood and Business Improvement District Division
200 N. Spring Street, 3rd Floor #395
Los Angeles, CA 90012
Office (213) 978-1122
Fax (213) 978-1079



Tara Devine <tara@venicebeachbid.com>

Tue, May 1, 2018 at 5:33 PM

To: Rita Moreno <Rita.Moreno@lacity.org>

Cc: Holly Wolcott <Holly.Wolcott@lacity.org>, Shannon Hoppes <shannon.hoppes@lacity.org>, Mark Sokol <mark@venicebeachbid.com>, Steve Heumann <steve@venicebeachbid.com>, Chad Molnar <chad.molnar@lacity.org>, Marcus Lieber <Marcus.Lieber@armaninollp.com>

P.S. Rita is on our mailing list, so she will see our eblast about the website.

On Tue, May 1, 2018, 5:31 PM Tara Devine <tara@venicebeachbid.com> wrote:

We'll work on the APR changes asap.

Q1 2018 newsletter:

We've now completed a basic website with several current "updates" that are very much like newsletter pieces (we'll be adding another one about launch soon, too.) We'll be sending an email to our mailing list very shortly to tout the new website and its content.

Additionally, we are preparing a "launch" (snail) mailing for property owners that will go out closer to the middle of the month. I'll submit a copy of it to Rita as soon as it is finalized (still in development.)

We hope that the Clerk will look at those and consider if they cumulatively meet the Q1 2018 newsletter requirement (it's a lot more work/copy/info than a typical newsletter, and has similar content.)

We are also working on an HTML format newsletter in our Mailchimp program, but it will not be ready to go until the Q2 newsletter. That will be the newsletter format we use going forward.

On Tue, May 1, 2018, 2:16 PM Rita Moreno <rita.moreno@lacity.org> wrote:

Thanks, Tara. We have some corrections for you on the 2018 Annual Planning Report and I don't believe we have received the newsletter for the 1st quarter of 2018.

On Mon, Apr 30, 2018 at 6:16 PM, Tara Devine <tara@venicebeachbid.com> wrote:

All:

1) We have submitted our 2018 Annual Planning Report via the online portal. It was approved 8-0 by the Board of Directors on April 13, 2018.

2) Attached please find our Q1 2018 quarterly report (new, submitted on time)

3) Based on the comments we received from Rita via email on April 18, 2018, we have revised our Q2, Q3 and Q4 2017 quarterly reports - financials only. These are attached in a single file.

4) We added one member to our Board of Directors at our meeting on April 13, 2018. Attached is a revised board roster for your files.

5) We have a new, permanent phone number (landline) for the BID, although it will not be staffed until later this month. This will be the one-stop number for both the office and dispatch (clean and safe service calls.) I will email you when it is staffed. The 213 number is the one to keep using until I send a follow-up email. But it will be: **310-396-VBID** (310-396-8243).

6) I will let everyone know when we have an official launch date for clean and safe (we will launch later this month.) Please let me know if you have any questions.

Rita:

When your review is complete, kindly confirm that we are now current with all required reports. Thank you.

Warmest regards,
Tara

--

Rita Moreno
City of Los Angeles

Office of the City Clerk
Neighborhood and Business Improvement District Division
200 N. Spring Street, 3rd Floor #395
Los Angeles, CA 90012
Office (213) 978-1122
Fax (213) 978-1079



Rita Moreno <rita.moreno@lacity.org>

Tue, May 1, 2018 at 5:36 PM

To: Tara Devine <tara@venicebeachbid.com>

Cc: Holly Wolcott <Holly.Wolcott@lacity.org>, Shannon Hoppes <shannon.hoppes@lacity.org>, Mark Sokol <mark@venicebeachbid.com>, Steve Heumann <steve@venicebeachbid.com>, Chad Molnar <chad.molnar@lacity.org>, Marcus Lieber <Marcus.Lieber@armaninollp.com>

Okay. We'll look for the website update and mail piece, and get back to you.

On Tue, May 1, 2018 at 5:31 PM, Tara Devine <tara@venicebeachbid.com> wrote:

We'll work on the APR changes asap.

Q1 2018 newsletter:

We've now completed a basic website with several current "updates" that are very much like newsletter pieces (we'll be adding another one about launch soon, too.) We'll be sending an email to our mailing list very shortly to tout the new website and its content.

Additionally, we are preparing a "launch" (snail) mailing for property owners that will go out closer to the middle of the month. I'll submit a copy of it to Rita as soon as it is finalized (still in development.)

We hope that the Clerk will look at those and consider if they cumulatively meet the Q1 2018 newsletter requirement (it's a lot more work/copy/info than a typical newsletter, and has similar content.)

We are also working on an HTML format newsletter in our Mailchimp program, but it will not be ready to go until the Q2 newsletter. That will be the newsletter format we use going forward.

On Tue, May 1, 2018, 2:16 PM Rita Moreno <rita.moreno@lacity.org> wrote:

Thanks, Tara. We have some corrections for you on the 2018 Annual Planning Report and I don't believe we have received the newsletter for the 1st quarter of 2018.

On Mon, Apr 30, 2018 at 6:16 PM, Tara Devine <tara@venicebeachbid.com> wrote:

All:

- 1) We have submitted our 2018 Annual Planning Report via the online portal. It was approved 8-0 by the Board of Directors on April 13, 2018.
- 2) Attached please find our Q1 2018 quarterly report (new, submitted on time)
- 3) Based on the comments we received from Rita via email on April 18, 2018, we have revised our Q2, Q3 and Q4 2017 quarterly reports - financials only. These are attached in a single file.
- 4) We added one member to our Board of Directors at our meeting on April 13, 2018. Attached is a revised board roster for your files.
- 5) We have a new, permanent phone number (landline) for the BID, although it will not be staffed until later this month. This will be the one-stop number for both the office and dispatch (clean and safe service calls.) I will email

you when it is staffed. The 213 number is the one to keep using until I send a follow-up email. But it will be: **310-396-VBID** (310-396-8243).

6) I will let everyone know when we have an official launch date for clean and safe (we will launch later this month.) Please let me know if you have any questions.

Rita:

When your review is complete, kindly confirm that we are now current with all required reports. Thank you.

Warmest regards,
Tara

--

Rita Moreno
City of Los Angeles
Office of the City Clerk
Neighborhood and Business Improvement District Division
200 N. Spring Street, 3rd Floor #395
Los Angeles, CA 90012
Office (213) 978-1122
Fax (213) 978-1079



--

Rita Moreno
City of Los Angeles
Office of the City Clerk
Neighborhood and Business Improvement District Division
200 N. Spring Street, 3rd Floor #395
Los Angeles, CA 90012
Office (213) 978-1122
Fax (213) 978-1079



Rita Moreno <rita.moreno@lacity.org>

Wed, May 16, 2018 at 6:56 PM

To: Tara Devine <tara@venicebeachbid.com>

Cc: Holly Wolcott <Holly.Wolcott@lacity.org>, Shannon Hoppes <shannon.hoppes@lacity.org>, Mark Sokol <mark@venicebeachbid.com>, Steve Heumann <steve@venicebeachbid.com>, Chad Molnar <chad.molnar@lacity.org>, Marcus Lieber <Marcus.Lieber@armaninollp.com>

Tara,

Just a reminder to correct and resubmit the 2018 Annual Planning Report for the Venice Beach BID.

Thanks.

Rita

On Tue, May 1, 2018 at 5:36 PM, Rita Moreno <rita.moreno@lacity.org> wrote:

Okay. We'll look for the website update and mail piece, and get back to you.

On Tue, May 1, 2018 at 5:31 PM, Tara Devine <tara@venicebeachbid.com> wrote:

We'll work on the APR changes asap.

Q1 2018 newsletter:

We've now completed a basic website with several current "updates" that are very much like newsletter pieces (we'll be adding another one about launch soon, too.) We'll be sending an email to our mailing list very shortly to tout the new website and its content.

Additionally, we are preparing a "launch" (snail) mailing for property owners that will go out closer to the middle of the month. I'll submit a copy of it to Rita as soon as it is finalized (still in development.)

We hope that the Clerk will look at those and consider if they cumulatively meet the Q1 2018 newsletter requirement (it's a lot more work/copy/info than a typical newsletter, and has similar content.)

We are also working on an HTML format newsletter in our Mailchimp program, but it will not be ready to go until the Q2 newsletter. That will be the newsletter format we use going forward.

On Tue, May 1, 2018, 2:16 PM Rita Moreno <rita.moreno@lacity.org> wrote:

Thanks, Tara. We have some corrections for you on the 2018 Annual Planning Report and I don't believe we have received the newsletter for the 1st quarter of 2018.

On Mon, Apr 30, 2018 at 6:16 PM, Tara Devine <tara@venicebeachbid.com> wrote:

All:

1) We have submitted our 2018 Annual Planning Report via the online portal. It was approved 8-0 by the Board of Directors on April 13, 2018.

2) Attached please find our Q1 2018 quarterly report (new, submitted on time)

3) Based on the comments we received from Rita via email on April 18, 2018, we have revised our Q2, Q3 and Q4 2017 quarterly reports - financials only. These are attached in a single file.

4) We added one member to our Board of Directors at our meeting on April 13, 2018. Attached is a revised board roster for your files.

5) We have a new, permanent phone number (landline) for the BID, although it will not be staffed until later this month. This will be the one-stop number for both the office and dispatch (clean and safe service calls.) I will email you when it is staffed. The 213 number is the one to keep using until I send a follow-up email. But it will be: **310-396-VBID** (310-396-8243).

6) I will let everyone know when we have an official launch date for clean and safe (we will launch later this month.) Please let me know if you have any questions.

Rita:

When your review is complete, kindly confirm that we are now current with all required reports. Thank you.

Warmest regards,
Tara

--

Rita Moreno
City of Los Angeles
Office of the City Clerk
Neighborhood and Business Improvement District Division
200 N. Spring Street, 3rd Floor #395
Los Angeles, CA 90012
Office (213) 978-1122
Fax (213) 978-1079



--

Rita Moreno
City of Los Angeles
Office of the City Clerk
Neighborhood and Business Improvement District Division
200 N. Spring Street, 3rd Floor #395
Los Angeles, CA 90012
Office (213) 978-1122
Fax (213) 978-1079



--

Rita Moreno
City of Los Angeles
Office of the City Clerk
Neighborhood and Business Improvement District Division
200 N. Spring Street, 3rd Floor #395
Los Angeles, CA 90012
Office (213) 978-1122
Fax (213) 978-1079



Tara Devine <tara@venicebeachbid.com>

Wed, May 23, 2018 at 9:51 AM

To: Rita Moreno <Rita.Moreno@lacity.org>

Cc: Holly Wolcott <Holly.Wolcott@lacity.org>, Shannon Hoppes <shannon.hoppes@lacity.org>, Mark Sokol <mark@venicebeachbid.com>, Steve Heumann <steve@venicebeachbid.com>, Chad Molnar <chad.molnar@lacity.org>, Marcus Lieber <Marcus.Lieber@armaninollp.com>

I'll take care of this this week. Thanks for discussing/clarifying last Friday.

On Wed, May 16, 2018, 6:56 PM Rita Moreno <rita.moreno@lacity.org> wrote:

Tara,

Just a reminder to correct and resubmit the 2018 Annual Planning Report for the Venice Beach BID.

Thanks.

Rita

On Tue, May 1, 2018 at 5:36 PM, Rita Moreno <rita.moreno@lacity.org> wrote:

Okay. We'll look for the website update and mail piece, and get back to you.

On Tue, May 1, 2018 at 5:31 PM, Tara Devine <tara@venicebeachbid.com> wrote:

We'll work on the APR changes asap.

Q1 2018 newsletter:

We've now completed a basic website with several current "updates" that are very much like newsletter pieces (we'll be adding another one about launch soon, too.) We'll be sending an email to our mailing list very shortly to tout the new website and its content.

Additionally, we are preparing a "launch" (snail) mailing for property owners that will go out closer to the middle of the month. I'll submit a copy of it to Rita as soon as it is finalized (still in development.)

We hope that the Clerk will look at those and consider if they cumulatively meet the Q1 2018 newsletter requirement (it's a lot more work/copy/info than a typical newsletter, and has similar content.)

We are also working on an HTML format newsletter in our Mailchimp program, but it will not be ready to go until the Q2 newsletter. That will be the newsletter format we use going forward.

On Tue, May 1, 2018, 2:16 PM Rita Moreno <rita.moreno@lacity.org> wrote:

Thanks, Tara. We have some corrections for you on the 2018 Annual Planning Report and I don't believe we have received the newsletter for the 1st quarter of 2018.

On Mon, Apr 30, 2018 at 6:16 PM, Tara Devine <tara@venicebeachbid.com> wrote:

All:

1) We have submitted our 2018 Annual Planning Report via the online portal. It was approved 8-0 by the Board of Directors on April 13, 2018.

2) Attached please find our Q1 2018 quarterly report (new, submitted on time)

3) Based on the comments we received from Rita via email on April 18, 2018, we have revised our Q2, Q3 and Q4 2017 quarterly reports - financials only. These are attached in a single file.

4) We added one member to our Board of Directors at our meeting on April 13, 2018. Attached is a revised board roster for your files.

5) We have a new, permanent phone number (landline) for the BID, although it will not be staffed until later this month. This will be the one-stop number for both the office and dispatch (clean and safe service calls.) I will email you when it is staffed. The 213 number is the one to keep using until I send a follow-up email. But it will be: **310-396-VBID** (310-396-8243).

6) I will let everyone know when we have an official launch date for clean and safe (we will launch later this month.) Please let me know if you have any questions.

Rita:

When your review is complete, kindly confirm that we are now current with all required reports. Thank you.

Warmest regards,
Tara

--

Rita Moreno
City of Los Angeles
Office of the City Clerk
Neighborhood and Business Improvement District Division
[200 N. Spring Street, 3rd Floor #395](#)
[Los Angeles, CA 90012](#)
[Office \(213\) 978-1122](#)
[Fax \(213\) 978-1079](#)



--

Rita Moreno
City of Los Angeles
[Office of the City Clerk](#)
Neighborhood and Business Improvement District Division
[200 N. Spring Street, 3rd Floor #395](#)
[Los Angeles, CA 90012](#)
[Office \(213\) 978-1122](#)
[Fax \(213\) 978-1079](#)



--

Rita Moreno
City of Los Angeles
[Office of the City Clerk](#)
Neighborhood and Business Improvement District Division
[200 N. Spring Street, 3rd Floor #395](#)
[Los Angeles, CA 90012](#)
[Office \(213\) 978-1122](#)

Fax (213) 978-1079



Venice Beach Property Owners Association

Venice Beach Business Improvement District

April 30, 2018

Holly L. Wolcott
City Clerk
Office of the City Clerk
200 North Spring Street
Room 224
Los Angeles, CA 90012

RE: 1st Quarter Report – January 1, 2018 – March 31, 2018 (Q1 2018)

Dear Ms. Wolcott:

On behalf of the Board, I would like to present the **Q1 2018** report and financial expenditures as required by **Contract #C-129375** between the City of Los Angeles and the Venice Beach Property Owners Association (VBPOA) related to its administration of the Venice Beach Business Improvement District (VB BID) and its programs.

Q1 2018 ACTIVITIES

Q1 activities principally related to the negotiation and execution of agreements for Clean and Safe Programs; the initial preparations for the launch of the Clean and Safe Program services; the selection, negotiation and execution of the BID office lease; the initial activities required to establish the new BID office; the selection, negotiation and execution of marketing- and communication-related service providers; the development of the BID logo and uniforms; the coordination of insurance renewals/additions, the coordination of our first three (3) Board of Directors meetings (**1/5/2018, 2/9/2018, 3/9/2018**) and ongoing stakeholder communication.

1) Clean & Safe Programs

- Notify Clean & Safe RFPs respondents not selected (**1/5/2018 – 1/9/2018**)
- Negotiate terms/agreements with prospective Clean and Safe Program vendors (**1/2018-2/2018**, related to RFPs previously issued in Q2 2017 and interview process in Q3 2017)
- Execute Clean Team (Chrysalis Enterprises) and Safe Team (Allied Universal) agreements (**2/28/2018**)
- Continue search for clean/safe team space, including site visits (**1/2018**)
- Negotiate and execute LOI, followed by lease agreement, with Newcastle Venice LLC, for approx.. 2,310 SF of BID office and clean/safe team space at 1320-1322 Pacific Avenue. (LOI **1/24/2018**; lease **2/28/2018**)
- Re-request Baseline Service Agreement from City (**3/2018**, latest of multiple requests, original pending >1 year)
- Kickoff calls and subsequent meetings with Clean and Safe Program vendors (**3/2018**)
- Convene meetings w/ Safe Team vendor (Allied Universal) and/or Clean Team vendor (Chrysalis Enterprises) on **2/1/2018, 3/13/2018** and **3/21/2018** to discuss site planning/office layout and related logistics for housing clean and safe operations.
- Begin discussions to determine initial Safe and Clean Team service routes and schedules (**3/2018**)

Venice Beach Property Owners Association

Venice Beach Business Improvement District

- Interviews for Safe Team on-site, dedicated Operations Manager (**3/27/2018**)
- Allied Universal Job Fair (local hiring), 1320 Pacific Avenue (**3/30/2017**)
- Identify trash collection location and suitable containers
- Begin to identify parking options for Clean and Safe Program vehicles
- Procure certificates of insurance from Clean & Safe Program vendors

2) District Identity & Special Projects

- Prepare and send a physical mailing to all BID property owners (**1/23/2018**.) The mailing provided the time, date and location of our February Board of Directors meeting, as well as the regular Board meeting schedule as adopted for 2018. It advised property owners that the BID would be switching to email communications in February 2018, and provided information on signing up for the mailing list (the 4th mailing to provide such information.)
- Develop a list of marketing & design firms to develop BID website, HTML version of MailChimp newsletter, logo and applications (uniforms, vehicle decals, stationery, email, business cards) (**1/2018**)
- Conduct marketing & design firm interviews (**1/30/2018**)
- Obtain/refine proposals from marketing & design firms (**1/2018-2/2018**)
- Execute agreement with selected marketing & design firm (**2/22/2018**)
- Obtain/refine proposal for pre-launch photography for BID website and other marketing purposes (**1/2018**)
- Execute agreement with local photographers for BID website and other marketing purposes (**1/21/2018**)
- Marketing & design team meetings held on **3/1/2018**, **3/13/2018**, **3/27/2018** developed and refined the BID logo and uniforms, as well as very early discussions of BID website layout and content. Weekly conference calls also supported the effort.
- Domain renewals (**1/2018**)
- Obtain web hosting service for BID website + related setup (**3/2018**)
- Field media inquiries
- Respond to ongoing property owner, business owner and public inquiries

3) Administration & Management

- Conduct Board of Directors meetings on **1/5/2018**, **2/9/2018** and **3/9/2018** at Mishkon Tephilo (a nonprofit located within the BID.) Develop, review and produce agenda and other materials, agenda publication and on-site posting, meeting space setup/cleanup process, procurement of meeting equipment and light refreshments, etc. The Venice Beach BID has unusually high attendance. We have averaged 25-50 attendees at each Board meeting, not including Board and staff.
- Continue search for office space, including site visits (**1/2018**)
- Negotiate LOI, followed by lease agreement, with Newcastle Venice LLC, for approximately 2,310 SF of BID office and crew space at 1320-1322 Pacific Avenue. (LOI **1/24/2018**; lease **2/28/2018**)
- Assess tenant improvements (TIs) required for office and crew space (**2/2018-3/2018**)
- Assess utilities and current accounts as required for office and crew space and begin transfer processes (**3/2018**)

Venice Beach Property Owners Association

Venice Beach Business Improvement District

- Refine draft line item budget, consistent with Clean and Safe agreements, lease agreement, etc. Budget meetings with Board Treasurer and/or accounting occurred on **3/8/2018** and **3/27/2018**.
- Begin insurance renewal process (applications, etc.) and obtain quotes for additional lines
- Obtain and provide certificate of insurance to landlord (**3/2018**)
- Respond to all City correspondence/requests
- Setup various BID infrastructure and systems, develop workflows and processes as needed
- Manage/oversee IT setup and growth
- Accounting, banking and bill pay (invoice processing)
- Manage legal services
- Research best practices as required
- Oversee production of financial reports
- Complete BID quarterly reports
- Manage day-to-day administrative matters and support to the Board of Directors

Attached please find our quarterly financial report for Q1 2018.

Sincerely,



Tara Devine
CEO

Enclosure

Venice Beach BID
Annual Limits & Year-To-Date Totals
Quarter Ending March 2018

BUDGET CATEGORIES	ANNUAL BUDGET	REVENUE TO DATE		AMOUNT THIS QTR	AMOUNT YEAR-TO-DATE	PROJECTED SPENDING FOR REMAINDER OF THE YEAR	EXPLANATION OF VARIANCE
Assessment Revenue & General Benefit	1,868,761	-		-	-		
Clean & Safe Programs	1,365,744			16,731	16,731	1,349,013	
District Identity & Special Projects	126,685			23,671	23,671	103,014	
Administration & Management	376,332			107,002	107,002	269,330	
TOTAL EXPENSES	1,868,761	-		147,404	147,404	1,721,357	

Other Income (Not included above)

Penalty Income -

Interest Income (From LA City) -

Misc. Income 434

Total Other Income as of 3.31.18 434

Venice Beach BID
Annual Limits & Year-To-Date Totals
Quarter Ending June 2017

BUDGET CATEGORIES	ANNUAL BUDGET	REVENUE TO DATE		AMOUNT THIS QTR	AMOUNT YEAR-TO-DATE	PROJECTED SPENDING FOR REMAINDER OF THE YEAR	EXPLANATION OF VARIANCE
Assessment Revenue	1,851,797	-		-			
Clean & Safe Programs	1,351,812			-	-		
District Identity & Special Projects	129,626			-	-		
Administration & Management	370,359			3,200	3,200		
TOTAL EXPENSES	1,851,797	-		3,200	3,200		

Other Income (Not included above)

Penalty Income	-
Interest Income (From LA City)	-
Misc. Income	-
Total Other Income as of 6.30.17	-

Venice Beach BID
Annual Limits & Year-To-Date Totals
Quarter Ending September 2017

BUDGET CATEGORIES	ANNUAL BUDGET	REVENUE TO DATE		AMOUNT THIS QTR	AMOUNT YEAR-TO-DATE	PROJECTED SPENDING FOR REMAINDER OF THE YEAR	EXPLANATION OF VARIANCE
Assessment Revenue	1,851,797	-		1,731,395	1,731,395		
Clean & Safe Programs	1,351,812			-	-		
District Identity & Special Projects	129,626			-	-		
Administration & Management	370,359			211,021	214,221		
TOTAL EXPENSES	1,851,797	-		211,021	214,221		

Other Income (Not included above)

General Benefit	-
Penalty Income	-
Interest Income (From LA City)	-
Misc. Income	284
Total Other Income as of 9.30.17	284

Venice Beach BID
Annual Limits & Year-To-Date Totals
Quarter Ending December 2017

BUDGET CATEGORIES	ANNUAL BUDGET	REVENUE TO DATE		AMOUNT THIS QTR	AMOUNT YEAR-TO-DATE	PROJECTED SPENDING FOR REMAINDER OF THE YEAR	EXPLANATION OF VARIANCE
Assessment Revenue	1,851,797	1,731,395		-	1,731,395		
Clean & Safe Programs	1,351,812			31,570	31,570		
District Identity & Special Projects	129,626			15,875	15,875		
Administration & Management	370,359			207,172	421,393		
TOTAL EXPENSES	1,851,797	-		254,617	468,838		

Other Income (Not included above)

General Benefit	-
Penalty Income	-
Interest Income (From LA City)	108
Misc. Income	775
Total Other Income as of 12.31.17	883

Venice Beach Property Owners Association (VBPOA) Board of Directors

First Name	Last Name	Affiliation	Email	Officer
Connie	Brooks	Resident & Business Owner	connie@venicebeachbid.com	
Steve	Heumann	Sidewalk Enterprises	steve@venicebeachbid.com	Treasurer
Jack	Hoffmann	Property Owner & Resident	jack@venicebeachbid.com	
Jay	Goodfader	RMJD Partnership & Resident	jay@venicebeachbid.com	
Sam	Lopata	SGBB, Inc	sam@venicebeachbid.com	
Matt	Moore	Venice Beach Suites	matt@venicebeachbid.com	
Mark	Sokol	Hotel Erwin	mark@venicebeachbid.com	President
Jeremy	Weinstein	NSB Associates	jeremy@venicebeachbid.com	Secretary